



HASEKO (Ewa), Inc.

January 28, 2013

Mr. Orlando Davidson  
Executive Officer  
State of Hawai'i  
Land Use Commission  
P.O. Box 2359  
Honolulu, Hawai'i 96804-2359

Re: Docket No. A89-651/Annual Progress Report

Dear Mr. Davidson:

HASEKO (Ewa), Inc., and a number of its affiliates (sometimes collectively, "HASEKO") are the property owners and/or developers of the Ocean Pointe and Hoakalei Projects (sometimes referred to as the "Project"), formerly known as the Ewa Marina Community Development Project. As required under Condition 19 of the Decision and Order of the State Land Use Commission ("LUC" or "Commission") entered on October 17, 1990 ("D&O"), the following is an annual report on HASEKO's progress regarding development of the property that was the subject of the D&O ("Petition Area") and HASEKO's efforts toward satisfaction of the D&O conditions.

### **Project Description**

Ocean Pointe/Hoakalei is a 1,100-acre master-planned project located at Honouliuli in the 'Ewa District of O'ahu. It lies along the shoreline between Fort Weaver Road and Kalaeloa (the former Naval Air Station Barbers Point), about 20 miles west of Honolulu. The Project includes a manmade recreational lagoon (which was originally planned to be a marina, and could still eventually become one in the distant future) with a light industrial, commercial, and retail facilities as well as visitor accommodations. Also included within the Project is a golf course, a 20-acre district park and child care center, a public elementary school, and 4,850 homes.

### **Ownership of the Property**

HASEKO (Hawaii), Inc., purchased the approximately 1,100-acre Ocean Pointe/Hoakalei property in 1988 from M.S.M. & Associates, Inc., which was then in bankruptcy, and from The Estate of James Campbell. In 1992, the entire 1,100 acres were transferred from HASEKO (Hawaii), Inc. to a wholly owned subsidiary, HASEKO (Ewa), Inc. As construction of the

residential components of the Project has proceeded, parcels have been conveyed to development entities affiliated with HASEKO, and subsequently to individual homeowners in fee simple.

A 22,905 square foot commercial lot along Fort Weaver Road was conveyed from HASEKO to Arthur Howard and Leslie Gail Howard in 2002, and a 1.043 acre commercial lot along Keone'ula Boulevard was conveyed from HASEKO to Frederick Hoon Yuk Lau and Judy Mariko Lau in 2007.

Nearly 12 acres at the northeastern part of the Project area were conveyed in 2005 to the State of Hawai'i for a school site. Adjacent to the school site will be a district park and a child care center. In 2007, approximately 1.25 acres were conveyed to Seagull Schools for the child care center. Just over one acre of land was conveyed to the City and County of Honolulu in 2008 for relocation of the 'Ewa Beach Fire Station to the northeast corner of the Project site. HASEKO is working with the City and County of Honolulu to convey approximately 18.75 acres for the district park and approximately 9 acres for the expansion of One'ula Beach Park.

### **Boundary Reclassifications**

The lands that encompass Ocean Pointe/Hoakalei were reclassified from the Agriculture to the Urban District in four separate LUC actions.<sup>1</sup> In 1975, under LUC Docket No. 07423, approximately 320 acres along Fort Weaver Road were reclassified to the Urban District. There were no conditions attached to that reclassification. In 1984, under Docket No. A83558, approximately 181 acres of Agriculture land were reclassified to the Urban District. This D&O included 11 conditions, which were also attached to the 320 acres that had been previously reclassified. In 1990, under Docket No. A89651, the LUC reclassified the remainder of the 1,100 acres from the Agriculture to the Urban District.

### **Current Status of Project Development**

Construction of Ocean Pointe began in 1997 with the residential component of the Project. Residential construction continues to this day, and is anticipated to continue for about another ten years. Currently, sixty-five percent (65%) of the permitted 4,850 housing units have been built and sold to individual homeowners.

In moving forward to the development of the resort portion of the master plan, the name Hoakalei has been selected to distinguish this part of the Project, which includes the golf course, lagoon, commercial, resort and residential components.

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<sup>1</sup> In 1964, the State began to implement the State Land Use District boundary classifications. At that time, the shorefront lands of Ocean Pointe (including the approximately 9-acre ocean front parcels and much of the area encompassing the marina) were placed within the Urban District, with the remainder being classified as Agriculture.

Gradual grading of the golf course was initiated in the late 1990s to provide drainage basins for the residential components that are being constructed. In 2005, Ernie Els was commissioned to design the golf course, which opened for play in January 2009. The clubhouse and other planned facilities, however, are still under construction.

Excavation of the marina also began in the late 1990s. Wet excavation commenced in late 2003 following confirmation from the Department of the Army Corps of Engineers that HASEKO had fulfilled all of the pre-construction requirements. Excavated material provides fill for other portions of the Project, thus, excavation has been coordinated with the residential and golf course development. Although most of the basin excavation has been completed, breakout to the ocean has not commenced. In October 2011, HASEKO announced its intention to use the basin as a recreational lagoon to facilitate the completion of the rest of the project. Although HASEKO no longer plans to complete a marina, the company is not doing anything that would prohibit someone else from choosing to do so in the distant future once entitlements/permits have been updated/obtained.

## COMPLIANCE WITH CONDITIONS OF THE D&O

The D&O contains twenty one conditions. Each of the conditions is set forth below, followed by a brief status report on HASEKO's compliance efforts.

### Condition 1<sup>2</sup>

*Petitioner [HASEKO and its successors and assigns] shall generate one (1) non-tourism related job, or the equivalent value thereof, for each hotel or hotel/condominium unit Petitioner is allowed to build. As used herein, "non-tourism related" means not related to hotels or residential condominiums intended for use as transient accommodations, or recreational, entertainment or other facilities and services used primarily by tourists. The "equivalent value" of a non-tourism related job is in the range of \$25,000 to \$50,000.*

*Satisfaction of this condition shall occur at the time Petitioner obtains a building permit and may be accomplished by the payment of \$25,000 for each hotel or hotel/condominium unit intended for transient accommodation for which a building permit is issued or in the following manner (provided that, with respect to subparagraphs a. and b., below, Petitioner may not apply any credit accrued and earned under both subparagraphs for the same facility to satisfy this condition.)*

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<sup>2</sup> As amended by the Commission's Order Granting Motion for Approval of Job Credits and Motion for Clarification and/or Modification of Condition in this docket dated February 8, 1994.

a. Jobs Generated Via Construction

*Development of residential, commercial, industrial, recreational, institutional or other non-tourism related facilities generates construction jobs not related to tourism. Petitioner, therefore, directly or through local affiliates, may receive one job credit for each 25 man-years of labor generated by a qualified project, which may be either within or outside of the Petition area. (Hereafter, Petitioner and/or its affiliates shall collectively be referred to as "Developer.") One man-year shall equal 1920 hours of work; labor generated by the construction of a project shall include all work performed by the Developer's team (architects, engineers, consultants, contractors and subcontractors) in the development and construction of a non-tourism related project.*

*Not more than 25% of Petitioner's total job generation requirement may be satisfied in this manner.*

b. Jobs Generated Via Development of NonTourism Related Projects

*New facilities provide the means and opportunity for the establishment and/or growth of businesses and the generation of new, non-tourism related jobs. Petitioner, therefore, may receive credit for the development of new non-tourism related projects or facilities, either within or outside of the Petition Area. Credit for jobs created by such new facilities will be calculated on the basis of the degree of integration of the intended use of the facility with the tourist industry. Credit for one (1) non-tourism related job shall be given for the specified amount of floor space in the following types of facilities:*

<u>Type of Facility</u>	<u>Floor Space (Square Feet)</u>	<u>Credit</u>
Office	200	100%
Warehousing/Storage	1,000	100%
Manufacturing	300	100%
Research Facility (e.g. High Tech)	150	100%
Recreation and Other Activity Centers	1,000	100%

<i>Type of Facility</i>	<i>Floor Space (Square Feet)</i>	<i>Credit</i>
<i>Private Schools and Day-Care Centers</i>	300	100%
<i>Agricultural Facility (e.g. Greenhouses and Processing Plants)</i>	1,000	100%
<i>Retailing</i>	300	60%

*Credit for other types of facilities will be determined on a case-by-case basis.*

*c. StartUp Capital, Business Incentives and Job Training*

*Petitioner may receive one (1) job credit for (i each \$50,000 invested by Petitioner in a start-up of a non-tourism related business (by way of equity or investment into a loan fund for such business), (ii each \$25,000 in incentives provided to a new non-tourism related business, and/or (iii each \$25,000 contributed in training programs for non-tourism related jobs. Petitioner shall consult with OSP [now known as the Office of Planning] to identify investments, incentives and training programs which qualify for credits under this category.*

*A minimum of 10% of Petitioner's job-generation requirement shall be satisfied in this manner.*

*d. Earning Job Credits*

*Credits for jobs generated under subparagraphs a. through c., above, shall not be eligible for satisfaction of this condition unless, within two years after they accrue, they are reported to the LUC in Petitioner's annual report. Job credits shall be considered to have accrued under subparagraph a. when the Developer pays for the labor; under subparagraph b. when the certificate of occupancy is issued or such earlier date as may be approved by the LUC; and under subparagraph c. when the investment is made, the incentive is given, or the job training program is funded.*

*Petitioner's annual report to the LUC shall discuss in detail its progress in earning job credits. Additionally, Petitioner shall provide OSP with information concerning the manner in which Petitioner's claim for job credits is calculated as well as written*

*certification by the Developer that all information provided is correct.*

*Job credits shall be considered earned only upon approval by the LUC. Petitioner may file a motion for approval of job credits with the LUC at such time as may be mutually agreeable between Petitioner and OSP, provided that said motion shall be filed prior to the Petitioner obtaining a building permit for the construction of hotel or hotel/condominium units to which the job credits will be applied.*

*At the time Petitioner obtains a building permit, Petitioner shall satisfy this condition by depositing cash or posting a bond or a letter of credit, in a form satisfactory to OSP, in an amount equal to the product of \$25,000 multiplied by the number of hotel or hotel/condominium units for which a building permit is issued, less any job credits previously earned. As job credits are earned and applied in satisfaction of this condition, Petitioner may submit a motion to the LUC for the refund of the funds paid to OSP or a reduction of the bond or letter of credit issued in favor of OSP. Five (5) years after the date the building permit is issued, OSP shall have the right to retain cash or make claim on the bond or letter of credit in an amount equal to the product of \$25,000 multiplied by the number of hotel or hotel/condominium units for which the building permit is issued, less any job credits previously earned.*

*Prior to the expiration of the five-year period, Petitioner may seek an extension of time to satisfy its job generation requirement. An extension may be granted upon such additional terms as may be appropriate, provided that Petitioner establishes substantial compliance with this condition and specifies the methods, means and time in which it intends to satisfy this condition.*

*Except for the limitations regarding subparagraphs a. and b. and the 10% minimum required by subparagraph c., Petitioner shall determine the manner in which the remainder of its job generation requirement may be allocated.*

*All funds obtained by OSP under this condition shall be applied to any one or more of the paragraphs specified in subparagraph c. above.*

**Status.** By the Order Granting Motion for Approval of Job Credits and Motion for Clarification and/or Modification of Condition entered in this docket on February 8, 1994, the Commission approved 2.47 job credits earned pursuant to subparagraph a. and subparagraph c.(iii), and to be counted toward satisfaction of this Condition 1. These job credits were earned for payments and disbursements made prior to 1992.

In its annual progress reports since 1993, HASEKO has reported the following potential job credits earned:

<u>Report Year</u>	<u>Date of Annual Progress Report</u>	<u>Job Credits for Reported Year</u>
1992	10/18/93	6.22
1993	10/17/94 (& 1/5/95 Supplemental Report)	3.50
1994	10/17/95	2.41
1995	10/15/96	1.16
1996	10/20/97	0.70
1997	10/19/98	1.32
1998	10/18/99	6.75
1999	10/17/00	9.11
2000	10/22/01	7.64
2001	10/16/02	7.91
2002	10/27/04	9.28
2003	10/27/04	16.09
2004	12/08/05	149.29
2005	11/02/06	28.04
2006	10/03/07	96.97
2007	11/05/08	33.97
2008	10/15/09	64.63
2009	10/15/10	28.87
2010	10/16/11	31.62
2011	1/22/13	25.48

As described below and detailed in *Exhibits A and B*, HASEKO will be seeking approval of 25.48 job credits for the 2011 calendar year. The following table shows the breakdown of the credits.

<i>Item</i>	<i>Qualifying Effort</i>	<i>Job Credits Earned</i>
Condition 1, Subparagraph a.	523.35 man-years	20.93
Condition 1, Subparagraph c.(iii)	cash contributions totaling \$113,645.00	4.55

Job Credits Pursuant to Subparagraph a. of Condition 1. The Project generated the jobs upon which these job credits are based. HASEKO made payments for services in connection with Ocean Pointe and Hoakalei. *Exhibit A* shows in detail the number of hours paid to employees and vendors for calendar year 2011. A total of 1,004,814 hours of construction-related labor was generated in calendar year 2011, which translates into 523.35 man-years, or 20.93 job credits.

Job Credits Pursuant to Subparagraph c.(iii) of Condition 1. For calendar year 2011, a number of cash contributions totaling \$113,645.00 were made to the HASEKO Job Training Fund, school organizations, youth and scholarship programs. The HASEKO Job Training Fund is administered by the Hawai'i Community Foundation ("HCF") as an endowed fund with a set amount of money made available each year for grants while the remainder is kept in principal to perpetuate the fund. HCF's board has final approval of grant recipients, although the Fund's advisory board can and does make recommendations. In 2011, HCF awarded grants totaling approximately \$50,000.00. Supporting documentation is provided in attached *Exhibit B*. These contributions under Subparagraph c.(iii) translate to 4.55 job credits.

HASEKO will be seeking approval of up to 25.48 job credits for disbursements made and actual non-tourism related jobs created in 2011. Pursuant to Subparagraph d. of this Condition 1, HASEKO will file a motion for approval of these job credits, as well as job credits earned previously but not yet approved, at a later time to be mutually agreed upon between HASEKO and the Office of Planning.

### **Condition 2<sup>3</sup>**

*As Petitioner has volunteered to ameliorate the anticipated social impacts of the project by the conveyance of its 9.4acre beachfront land to the City and County of Honolulu pursuant to the terms of the Unilateral Agreement and Declaration for Conditional Zoning dated November 29, 1993, Petitioner may convey such property in lieu of the golf course play provision as set forth hereinafter.*

*If Petitioner does not convey its 9.4acre beachfront land to the City and County of Honolulu pursuant to the Unilateral Agreement and Declaration for Conditional Zoning dated November 29, 1993, Petitioner shall make available adequate golf tee times (no less than 40 percent of*

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<sup>3</sup> As amended by the May 3, 1994 Order Granting Motion for Relief From and/or Modification of Condition No. 2 of the Decision and Order Entered on October 17, 1990.

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*the total tee times) at affordable rates for public play by Hawaii residents based on prevailing rates for public play at privately owned golf courses.*

*This condition may be fully satisfied by the development by Petitioner of an 18 hole public play course within and/or outside of the Petition Area acceptable to the Office of State Planning.*

**Status.** By Condition 7 of HASEKO's Unilateral Agreement and Declaration for Conditional Zoning dated November 29, 1993 ("U/A"), HASEKO agreed to convey the approximately 9 acre beachfront land to the City upon satisfaction of two conditions precedent: (1) the deletion of the requirement imposed by Condition 2 of the D&O to provide for public play on the Hoakalei golf course; and (2) HASEKO's obtaining all grading permits necessary to construct the golf course. The first condition was satisfied by the Order issued by the Commission in this docket on May 3, 1994.

The second condition, acquiring grading permits for our proposed golf course, is linked to a regional drainage plan for the Kalo'i Gulch Watershed and dependent upon a final decision on regional drainage infrastructure. On June 6, 2007, the City Council adopted Resolution No. 07118, CD1, confirming that regional storm flows in the Kalo'i Gulch drainage basin are to be directed into the ocean through One'ula Beach Park and granting a Special Management Area Use Permit ("SMP") for that purpose. HASEKO, with the City and other stakeholders in the Kalo'i Gulch drainage basin, reapplied for the Conservation District Use Permit in July 2011. The Land Board approved the permit in March 2012. However, two parties requested a contested case hearing. A hearing officer was recently appointed (Dr. Lawrence Miike) and the hearing is expected to take place the week of May 13, 2013. In the meantime, all landowners and developers in the Kalo'i Gulch drainage basin are required to provide adequate retention basins within their developments to prevent sediment-laden storm water flows from reaching the ocean.

Until a permanent regional drainage solution is established, the drainage generated by the development of the Project will be retained in drainage retention basins within the Project property.

While most of the planned grading for the golf course has been completed, HASEKO continues to work towards obtaining the final grading permits for the golf course and its supporting facilities.

As the time is approaching when HASEKO will be required to convey the beachfront land to the City, HASEKO has been meeting with the City Department of Parks and Recreation ("DPR") to discuss matters relating to the conveyance. Through these meetings, DPR has indicated that it wants HASEKO to assist in constructing some of the primary infrastructure identified in the One'ula Beach Park Master Plan. DPR's first priority is to have the new access road to the park constructed, and its preference is to delay conveyance of the beachfront land until after completion of the new access road.

The new access to the beach park is currently under construction. Pursuant to DPR's request that the beachfront land be conveyed after the new access road is completed, it is anticipated that HASEKO will convey the approximately 9 acre beachfront land with the new access roadway to the City upon its completion later this year.

### **Condition 3**

*Petitioner shall not construct residential units or condominium units within areas exposed to composite (Honolulu International Airport and Naval [Air] Station Barbers Point) noise levels of 65 Ldn or greater.*

**Status.** None of the residential areas being developed have noise levels of 65 Ldn or greater.

### **Condition 4**

*The Petitioner shall attenuate the noise in guest (living) suites and other noise sensitive areas within commercial, hotel, and international fitness center development areas exposed to composite (Honolulu International Airport and Naval Air Station Barbers Point) exterior noise level of 65 Ldn (day-night average sound level) by a minimum of 25 decibels (Aweighted).*

**Status.** Except for the golf course, development has not yet begun in the non-residential areas of the Project. HASEKO intends to incorporate noise attenuation measures in these areas as they have been in the residential areas currently being developed.

### **Condition 5**

*Petitioner shall grant to the State of Hawaii an avigation (right of flight) and noise easement in the form prescribed by the State Department of Transportation on any portion of the property subject to composite (Honolulu International Airport and Naval Air Station Barbers Point) noise levels exceeding 55 Ldn.*

**Status.** HASEKO will work with the State Department of Transportation in determining the applicable measures required to comply with this condition. It should be noted that the Barbers Point Naval Air Station ceased operations in July 1999.

### **Condition 6**

*Petitioner shall be responsible for implementing sound attenuation measures to bring noise levels from vehicular traffic in the Petition Area, including along Fort Weaver Road, down to levels acceptable to the State Department of Health and the Department of Transportation.*

**Status.** HASEKO has taken steps to reduce noise levels from vehicular traffic by appropriate roadway design, berms, landscaping and a wall along Fort Weaver Road. Additionally, all of the homes within the Project, whether or not adjacent to major roadways, have fully insulated exterior walls and ceilings, double-paned windows, and are equipped with central air conditioning, all of which significantly attenuate outside noises.

#### **Condition 7**

*Petitioner shall disclose in its deeds to all initial purchasers of condominium units in the Petition Area: (a) the possible odor, air, noise, and dust pollution resulting from the Fort Weaver Road, Barbers Point Naval Air Station, Honolulu International Airport, and surrounding agricultural operation, and (b) the Hawaii Right-to-Farm Act, Chapter 165, Hawaii Revised Statutes, which limits the circumstances under which pre-existing farm activities may be deemed a nuisance.*

**Status.** The Covenants, Conditions and Restrictions (“CC&Rs”) or other related documents for the residential units that are currently being sold disclose the impacts of surrounding land uses. See *Exhibit C*.

It should also be noted that sugar cane cultivation on the ‘Ewa Plain ceased subsequent to the issuance of the D&O. The lands surrounding the Project property are currently not in agricultural use, and all are slated for urban development.

#### **Condition 8**

*Petitioner shall coordinate with the Honolulu Board of Water Supply, the Department of Land and Natural Resources, the Ewa Plain Water Development Corporation, adjoining land owners and developers, and/or other Federal, State, or County agencies, measures designed to develop water for the Petition Area. Petitioner and other members of the Ewa Plain Water Development Corporation shall develop, at the expense of the Ewa Plain Water Development Corporation, the necessary water source, storage, and transmission facilities to provide an adequate supply of potable water to the Petition Area prior to the development of the Petition Area.*

**Status.** HASEKO was a member of the Ewa Plain Water Development Corporation (“EPWDC”)<sup>4</sup>, which developed new water sources, storage facilities and transmission lines to provide sufficient water for certain projects on the ‘Ewa Plain, including Ocean Pointe/Hoakalei. The regional water system was developed in accordance with the Ewa Water Master Plan of

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<sup>4</sup> EPWDC, having fulfilled its mission and accomplished the purpose for which it was established, was dissolved in 2006.

August 1987, which was approved by the Board of Water Supply (“BWS”). Pursuant to the master plan, HASEKO contributed more than \$10 million toward the construction of the regional water system. The completed system, including a 36-inch main under Fort Weaver Road, reservoirs, wells, and pumping stations, was dedicated to the BWS in the summer of 1991.

The system that was dedicated to the BWS in 1991 includes six wells located in Honouliuli. These wells are permitted to withdraw approximately 6.6 million gallons of water per day (mgd). Pursuant to agreements among the members of the EPWDC, which agreements are part of the dedication agreement with the BWS, HASEKO is allotted more than 2 mgd of the 6.6 mgd. That amount is sufficient to satisfy the potable water needs for approximately two-thirds of the entire Project. In accordance with the November 2006 Potable and NonPotable Water Master Plan for the Project that has been approved by the BWS, the remainder of the Project’s potable water needs will be supplied by BWS.

### **Condition 9**

*Petitioner shall participate in the implementation of the Ewa Highway Master Plan. In the alternative, should the Ewa Highway Master Plan not be completed on a schedule compatible with Petitioner’s development schedule, the Petitioner shall undertake the following on a fair share basis as determined by DOT:*

- a. The Petitioner shall participate in the funding and construction of transportation improvements at project access points as identified and deemed necessary by the State Department of Transportation. The Petitioner shall also participate in the funding and construction of other on-site and off-site transportation improvements necessitated by the proposed development of the Petition Area and in designs and schedules accepted by and coordinated with the State Department of Transportation, provided that the extent of the Petitioner’s participation shall not exceed its share of the increased community impacts in the region, which shall include the impacts generated by all phases of the Ewa Marina [nka Ocean Pointe/Hoakalei] project and provided further that in the event the City and County of Honolulu adopts an impact fee for transportation improvements, the foregoing requirement shall be deleted to the extent that the cost of any specific traffic improvement is also included in the City and County of Honolulu’s impact fee computation. Such improvements may include, but not be limited to, the Petitioner’s share of Fort Weaver Road improvements, Kunia Interchange improvements, the proposed north-south road and its interchange to the H-1 Freeway, and the proposed Kapolei Parkway.*

- b. *Petitioner shall appoint a transportation manager whose function is the formulation, use, and continuation of alternative transportation opportunities that would optimize the use of existing and proposed transportation systems.*

*In the alternative, Petitioner may participate in a regional program for transportation management with other developers and/or landowners. This program shall address the formulation, use and continuation of alternative transportation opportunities that would optimize the use of existing and proposed transportation systems.*

**Status.** HASEKO has satisfied both elements of this condition. With respect to Condition 9.a., HASEKO, along with other developers in the 'Ewa region, the City and the State, has made much progress in the planning and implementation of traffic infrastructure improvements to accommodate development in the 'Ewa Plain. On June 28, 2001, the Department of Transportation and the developers presented the Commission with a status report on the progress made on traffic management plans for the 'Ewa area. At that time, HASEKO informed the Commission that it would be working with the other developers, State and City agencies and affected communities in ascertaining the projected traffic infrastructure demands and needs of the area, the priorities among the identified projects and a fair and equitable method of funding the proposed improvements.

Since that time, the group has identified the needed traffic infrastructure improvements for the area and determined a fair and equitable method of apportioning the costs of designing and constructing those improvements. The Department of Transportation and the developers jointly completed and the Department accepted the Ewa Highway Master Plan (Year 2010 Highway Plan) on August 28, 2001 (as modified on May 31, 2002). In that plan, certain traffic improvements consisting of (but not limited to) construction of and improvements to Fort Weaver Road, the H1 interchanges at Kapolei, Fort Weaver Road, Kapolei Parkway and North-South Road [nka Kualakai Parkway] were identified as being needed to provide an acceptable level of service throughout most of the 'Ewa area through 2010. The parties have worked toward funding the identified traffic improvements in a way that would be fair and equitable to all parties involved, and with the goal of securing federal highway matching funds for construction of these improvements. In late 2002, the City enacted Ordinance 0252. Ordinance 0252 is an impact fee ordinance to share the costs of design and construction of the identified improvements among all of the parties that implement the Ewa Highway Master Plan.

Ordinance 0252 does this in a manner that assesses landowners and developers based upon the amount of traffic their projects are expected to generate. The roadways within the Project are fully funded by the developer and most will be dedicated to the City after completion. HASEKO has completed that portion of the Kapolei Parkway that is within the Project. Finally, it should be noted that the Ordinance allows for subsequent review of the Ewa Highway Master Plan every five (5) years and that the impact fees may be adjusted to reflect any increase or decrease in project costs.

With respect to Condition 9.b., HASEKO has appointed a transportation manager.

#### **Condition 10**

*Petitioner shall provide drainage improvements for the Petition Area and shall, to the extent necessary as determined by the City and County of Honolulu, coordinate off-site improvements with the Estate of James Campbell, the Barbers Point Naval Air Station, adjoining land owners and developers, and/or other Federal, State or City agencies.*

**Status.** The Project is located within the Kalo'i Gulch Watershed, which extends from the Waianae Range through the Project site. The Watershed includes several other planned and existing development projects, including the University of Hawai'i's West O'ahu Campus, housing projects under the Department of Hawaiian Home Lands, the City's 'Ewa Villages project, the 'Ewa by Gentry project and the 'Ewa Makai-West project. See *Exhibit D*.

Long before HASEKO acquired the Project in 1988, it had been planned that the marina at Hoakalei would not only be an attractive amenity for the region, but it would also serve as the final basin for regional storm water drainage, which the planners recognized from the outset would be a significant regional issue as urbanization progressed. Because of land ownership configurations within the Kalo'i drainage basin and drainage pathways that had already been established, it had been planned, well before HASEKO acquired the property, that the marina would straddle the Honouliuli Wastewater Treatment Plant sewer outfall line that runs north-to-south through the middle of the Project site. Storm water from upland properties would enter the Project east of the outfall where they would be directed into the marina waterways for eventual discharge into the ocean from the main marina basin located to the west of the outfall.

Navigability required that the outfall be lowered considerably where it intersects the marina. In 1980, the City Department of Public Works approved plans for an inverted siphon in the sewer outfall to accommodate the construction of navigable waterways.

In 1997, however, concerns were raised regarding environmental risks and maintenance requirements associated with an inverted siphon. In response, HASEKO retained the Limtiaco Consulting Group, Inc., in association with Berryman & Henigar, Inc., to conduct engineering analyses at a conceptual level of alternatives to siphoning the outfall. One of the conclusions reached was there is no feasible alternative to an inverted siphon to accommodate navigability over the outfall. Following a series of discussions with the City, HASEKO agreed to eliminate all of the marina waterways east of the outfall.

The intent remained, however, for the marina to serve as the final basin for most of the Kalo'i basin storm water runoff. East of the outfall, the golf course would take the place of the marina waterways in conveying storm water flows into the marina basin located to the west of the outfall. This plan necessitated the lowering of the sewer outfall pipe due to the relative elevations of the outfall and the surrounding lands. Initially, the City and HASEKO agreed upon

a method for lowering the outfall, and by 2002, HASEKO obtained rezoning and other approvals to eliminate the eastern portion of the marina and facilitate this revised regional drainage plan.

Not long thereafter, as HASEKO embarked on pre-construction work required for lowering the outfall, the City raised a number of environmental, operations and maintenance concerns that clearly implied a desire not to lower the outfall. Because of these concerns and the time it would probably take to resolve them, HASEKO and the City discussed, and HASEKO agreed, to explore alternatives to lowering the outfall.

One practicable, and the technologically simplest, alternative is to not direct drainage over the outfall and into the marina, but to direct the discharge straight into the ocean, which means going through One'ula Beach Park. Storm flows from upland properties entering the Project would not have to cross over the outfall. A small amount of storm water from the Barbers Point golf course and within the Project development would enter the marina from the west. In other words, no alteration to the sewer outfall would be required.

The City Council approved the plan of discharging regional drainage through One'ula Beach Park in 2007 by granting a special management area use permit for that purpose. Although HASEKO, in conjunction with the City, took the lead in processing the permit application for the regional drainage solutions and encouraged all landowners and developers in the Kalo'i Gulch drainage basin to participate in the contested case proceeding, only one developer stepped forward. As reported in our October 15, 2009 progress report, the Board of Land and Natural Resources ("BLNR"), in a contested case proceeding, denied issuance of a conservation district use permit to reduce the height of a natural shoreline berm for stormwater overflow. In its denial, the BLNR explained that, inasmuch as the existing developments were all retaining most stormwater flows within their own project boundaries, there was a failure to demonstrate actual need for the outlet at that time. HASEKO, with the City and other stakeholders in the Kalo'i Gulch drainage basin, reapplied for the Conservation District Use Permit in July 2011. The Land Board approved the permit in March 2012. However, two parties requested a contested case hearing. A hearing officer was recently appointed (Dr. Lawrence Miike) and the hearing is expected to take place the week of May 13, 2013. In the meantime, all landowners and developers in the Kalo'i Gulch drainage basin are required to provide adequate retention basins within their developments to prevent sediment-laden storm water flows from reaching the ocean.

Until a permanent regional drainage solution is established, the drainage generated by the development of the Project will be retained in drainage retention basins within the Project property.

#### **Condition 11**

*Petitioner shall participate in an air quality monitoring program as specified by the State Department of Health.*

**Status.** In proceedings in this docket, three air quality issues were raised: (1) vehicular emissions from construction vehicles and fugitive dust during construction; (2) airborne pesticides from the golf course; and (3) vehicular emissions from increased traffic in the region.

HASEKO's contractors are bound by regulations promulgated by the State Department of Health to minimize and abate air pollution in the course of construction. It should be noted that most of the fill material for the Project is obtained on-site. That reduces the amount of traveling required of construction vehicles, minimizing both vehicular emissions and the opportunities for disbursement of fugitive dust.

As and when required by the State Department of Health, HASEKO will participate in an air quality monitoring program.

### **Condition 12**

*Petitioner shall connect the wastewater system for the proposed development in the Petition Area to the Honouliuli Wastewater Treatment Plant (WWTP). Construction of structures within the Petition Area shall not commence until Petitioner has obtained assurances from the City and County of Honolulu that the capacity at this plant has been reserved for the Petition Area; provided that if the capacity at the WWTP is not sufficient for the proposed development in the Petition Area, Petitioner may utilize other alternatives acceptable to the State Department of Health.*

**Status.** A sewer master plan was approved by the City Department of Wastewater Management (now known as the Department of Environmental Services) in 1997. It continues to be updated as necessary in connection with ongoing development of the Project. Sewer services for the development is provided by the existing 'Ewa Beach Sewer System that runs along Pāpipi Road and Fort Weaver Road to the Honouliuli Wastewater Treatment Plant via the 'Ewa Sewage Pump Station.

In 2006, HASEKO upgraded the 'Ewa Beach Pump Station by increasing its capacity and replacing some of the aging collector lines. This nearly \$20 million upgrade benefited not only the Ocean Pointe/Hoakalei development, but also the older 'Ewa Beach community and a portion of the 'Ewa by Gentry development.

The developer has financed the sewer improvements that have been constructed. Future sewer improvements within the Project site will also be developer-financed.

### **Condition 13**

*Petitioner shall immediately stop work on the impacted area and contact the Historic Preservation Division, State Department of Land and Natural*

*Resources should any significant archaeological resources such as artifacts, shell, bones or charcoal deposits, human burial, or rock or coral alignments, paving or walls of historic or prehistoric significance be encountered during the development of the Petition Area.*

**Status.** HASEKO has entered into a Memorandum of Agreement with the State Historic Preservation Officer (“SHPO”), the National Advisory Council on Historic Preservation, the Corps of Engineers (“COE”) and the Office of Hawaiian Affairs (“OHA”) which provides for data collection and a preservation and interpretive program for six preservation sites located within three preservation areas within the Project area.

Moreover, when grading and grubbing activities are being conducted, a professional archaeologist is on-site in the event any unanticipated archaeological resources are encountered. HASEKO will comply with this condition should any inadvertent discoveries be made.

#### **Condition 14**

*Petitioner shall participate with city and state civil defense agencies, with U.S. Department of the Navy, and with adjoining land owners and developers in formulating and implementing an emergency preparedness and evacuation plan for the Petition Area.*

**Status.** HASEKO will participate with these parties in compliance with this Condition.

#### **Condition 15**

*Petitioner shall comply with “The Eight (8) Conditions Applicable to This Golf Course Development”, prepared by the State Department of Health dated April 4, 1990 (Version 3), introduced as the Office of State Planning’s Exhibit Number 4 attached hereto [not attached to this annual progress report] and incorporated by reference herein.*

**Status.** The State Department of Health has revised the conditions applicable to golf course developments. HASEKO has reached an agreement with the DOH regarding compliance with its current standard conditions for golf courses. A copy of the letter outlining that agreement is provided as *Exhibit E*.

#### **Condition 16**

*Petitioner shall engage the services of a qualified golf course manager to oversee the irrigation of the golf course and application of fertilizers and pesticides to the golf course within the Petition Area and who shall be qualified in the application of fertilizers and pesticides in those areas.*

**Status.** Hoakalei Country Club has hired a qualified golf course superintendent to oversee the management of the golf course.

The Hoakalei Golf Course is the first golf course on O‘ahu to use Seadwarf® seashore paspalum turfgrass, a salt-tolerant, warm season turf grass that requires up to 50 percent less water and up to 75 percent less fertilizer and can be irrigated with brackish or reclaimed water.

#### **Condition 17**

*Petitioner shall complete the development on the Petition Area in substantial compliance with the representations made before the Land Use Commission. Failure to do so may result in reclassification of the property to its former land use classification.*

**Status.** The Commission has overseen the urbanization of the Project site from as far back as 1975. Since HASEKO acquired the site in 1988 and first presented its master plan to the Commission in 1989, the master plan has undergone various reconfigurations, primarily in response to regulatory decisions and constraints. As a result, there have been changes to the sizes and locations of various components of the Project. These size and location changes, however, have not changed the character of the development or the Project components and their relative densities, and they are the same as originally presented to the Commission.

#### **Condition 18**

*Petitioner shall give notice to the Land Use Commission of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the ownership interest in the Petition Area covered by the approved Petition prior to visible commencement of construction on the Petition Area; provided, however, that Petitioner may transfer ownership in the Petition Area to an affiliate or joint venture of which Petitioner is a member or in a manner consistent with prior representations to the Land Use Commission, and may mortgage the property at any time without notice to the Land Use Commission. A mortgagee under such mortgage may foreclose the mortgage, by judicial foreclosure or under a power of sale contained in such mortgage (provided notice of the date of such foreclosure sale is given to the Land Use Commission), or may, with notice to the Land Use Commission, acquire title to such property in lieu of foreclosure and the mortgagee or the person acquiring title at such foreclosure or in lieu of foreclosure may also transfer title to the property with notice to the Land Use Commission.*

**Status.** HASEKO (Hawaii), Inc., purchased the approximately 1,100-acre Project property in 1988 from M.S.M. & Associates, Inc., which was then in bankruptcy, and from The Estate of James Campbell. In 1992, the entire 1,100 acres were transferred from HASEKO (Hawaii), Inc.

to a wholly owned subsidiary, HASEKO (Ewa), Inc. As construction of the residential components of the Project has proceeded, parcels have been conveyed to development entities affiliated with HASEKO, and subsequently to individual homeowners in fee simple.

A 22,905 square foot commercial lot along Fort Weaver Road was conveyed from HASEKO to Arthur Howard and Leslie Gail Howard in 2002, and a 1.043 acre commercial lot along Keone'ula Boulevard was conveyed from HASEKO to Frederick Hoon Yuk Lau and Judy Mariko Lau in 2007.

Nearly 12 acres at the northeastern part of the Project area were conveyed in 2005 to the State of Hawai'i for a school site. Adjacent to the school site will be a district park and a child care center. In 2007, approximately 1.25 acres were conveyed to Seagull Schools for the child care center. Just over one acre of land was conveyed to the City and County of Honolulu in 2008 for relocation of the 'Ewa Beach Fire Station at the northeast corner of the Project site. HASEKO is working with the City and County of Honolulu to convey approximately 18.75 acres for the district park and approximately 9 acres for the expansion of One'ula Beach Park.

All areas are shown on *Exhibit F*.

#### **Condition 19**

*Petitioner shall provide annual reports to the Land Use Commission, the Office of State Planning, and the City and County of Honolulu, Department of General Planning in connection with the status of the subject project and the Petitioner's progress in complying with the conditions imposed.*

**Status.** This annual progress report is provided to the Commission in compliance with this condition. Copies are being provided to the Office of Planning (formerly the Office of State Planning) and the City Department of Planning and Permitting (formerly the Department of General Planning).

#### **Condition 20**

*In conjunction with the foregoing Findings of Fact Number 163, Petitioner shall submit to the Commission for its review and approval, the methods in which Petitioner will address the need for employee housing in conjunction with State and City government agencies.*

**Status.** As HASEKO gets closer to developing the commercial, industrial, and visitor accommodation components of the Project that have significant employment requirements, it will work with the State and City to address the issue of employee housing. At the appropriate time, HASEKO will submit to the Commission its planned course of action. Currently, the more

pressing issue is the location of jobs and employment opportunities for residents in the region, rather than the provision of homes for workers in the area.

**Condition 21**

*The Commission may fully or partially release these conditions as to all or any portion of the Petition Area upon timely motion and upon the provision of adequate assurance of satisfaction of these conditions by the Petitioner.*

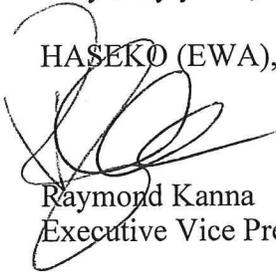
*Adequate assurance of satisfaction may be evidenced by execution of a certificate of satisfaction in recordable form stating that such condition has been satisfied, in whole or in part. The Office of State Planning will certify for itself and all state departments and agencies, and the Department of General Planning will certify for itself and all county departments and agencies. Any other party to the boundary amendment proceeding may be asked to indicate whether they concur in the certification of satisfaction.*

**Status.** As and when conditions are met, HASEKO may file the appropriate motions.

HASEKO hopes this progress report sufficiently apprises the Land Use Commission of the present status of the Project, in general, and the Petition Area in particular. Should you need further information, please do not hesitate to contact the undersigned.

Very truly yours,

HASEKO (EWA), INC.



Raymond Kanna  
Executive Vice President

**Attachments:**

- Exhibit A – Job credits pursuant to Subparagraph a. of Condition 1
- Exhibit B – Job credits pursuant to Subparagraph c.(iii) of Condition 1
- Exhibit C – Noise Covenants included in CC&Rs
- Exhibit D – Kalo'i Gulch Watershed
- Exhibit E – Agreement for Development of Golf Course dated May 2, 1994
- Exhibit F – Hoakalei/Ocean Pointe Master Plan

cc: State Office of Planning  
City Department of Planning and Permitting  
Moriyara Lau & Fong LLP

# EXHIBIT A



2011 HOURLY RATES

Job 21 - EWA  
EXHIBIT A

(1)

Prj	Class	Vendor	Description	TOTAL												HOURS			
				Dec-10	1	2	3	4	5	6	7	8	9	10	11	12	Hours	Class Sum	
EWA	O	Morihara Lau & Fong - Drainage	Legal Services		5	7	38	18		29	12	7		8		6	130	200 or Manhrs	
EWA	O	Morihara Lau & Fong - General	Legal Services		74	46	57	71		95	23	120		117		310	913	200 or Manhrs	
EWA	O	Morihara Lau & Fong - Land Use	Legal Services		21	40	68	101		151		108		163		365	1,017	200 or Manhrs	
EWA	O	Morihara Lau & Fong - OP Drainage	Legal Services									26					26	200 or Manhrs	
EWA	O	Morihara Lau & Fong - OP General	Legal Services									167					167	200 or Manhrs	
EWA	O	Morihara Lau & Fong - OP Land Use	Legal Services									148					148	200 or Manhrs	
EWA	O	Morihara Lau & Fong - OP Papii 2	Legal Services									90					90	200 or Manhrs	
EWA	O	Morihara Lau & Fong - Papii 2	Legal Services		5	2	3	13			12	8		2		2	47	200 or Manhrs	
EWA	O	Morihara Lau & Fong - Smallwood	Legal Services					5									5	200 or Manhrs	
EWA	O	R.M. Nakamura Plumbing	Contractor														0	100	
EWA	O	Robert F. Stay	Contractor		17	278	1,614	891		83	750	201		423	946	1,690	7,107	150	
EWA	O	Securitas Security	Security Services		372	372	336	371		36							1,487	20 or Manhrs	
EWA	O	Steven Chung and Associates	Legal									35					45	Manhours	
EWA	O	Stewart Engineering Inc	Engineer - Geologist		42	124	179	185		193	206	197		124	136	191	1,876	70 or Manhrs	
EWA	O	T.S. Dye & Colleagues	Consultant		31	27	21	20		57	63	74		88	187	96	733	150 or Manhrs	
EWA	O	Takenaka Landscaping	Contractor														55	100	
EWA	O	Vinyl Tech & Masonry	Contractor														392	50	184,848 (4)
		TOTAL		0	13,106	14,757	19,548	20,029	15,149	14,031	13,788	20,138	18,620	14,349	17,307	17,779	198,601		198,601

(1) Has not been reported in 2010 Job Credit

Class	Job	Description
(1)	A	Architect
(2)	C	Consultant
(3)	E	Engineer
(4)	O	Other
P21		Description
EWA	21	Ewa Marina
KK3	22	Haseko (Homes) - Ke Noho Kai Development LLC (KeAlohi Kai)
SPI	23	Haseko (Homes) - Spinnaker Place Development LLC
FAI	24	Haseko (Homes) - Fairway's Edge Development LLC
A4	25	Area 4 (Hoakalei Residential, LLC)
A5	26	Haseko (Ewa) - Area V
A6	27	Haseko (Ewa) - Area VI
GC	28	Haseko (Ewa), Golf Course (Hoakalei Golf Club, LLLP)
KUA	29	Haseko Development, Inc. - Kuepapa at Hoakalei, LLC
KIP	30	Haseko Development, Inc. - Kipuka at Hoakalei, LLC
KAK	33	Haseko Development, Inc. - Ke Aina Kai
MAR	34	Haseko Development, Inc. - Mariner's Place
KNK	35	Haseko Development, Inc. - Ke Noho Kai Development LLC
CON		Haseko Construction
GCC		Golf Course Construction
HCC		Hoakalei Country Club
CTD		1-1-150 Construction Tie Downs

Job 25 - Hoakalei Residential, LLC Area 4 (A4)  
EXHIBIT C

Prj	Class	Vendor	Description	(1)												TOTAL Hours	HRLY RATE 150 or Manhrs	Class Sum	HOURS		
				Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11					Dec-11	
A4	A	Baldrige & Associates	Architects						301	48	357	74	50	28	11	122	36	1,027	150		
A4	A	Carisch-Moore	Architect					81											81	150	
A4	A	Hart Howerton	Planners/Architect	15															15	200	
A4	A	JKS Landscape Designs LLC	Landscape Architect				46			25			101						172	125	
A4	A	Newman Garrison & Partners	Architect			13		39		13									78	200	
A4	A	Pacific Land Design	Architect				25		24										49	150 or Mnhrs	
A4	A	Quad Design Group, Inc. (S. Sang, AIA)	Architect					262	208	739						441		1,650	150 or Manhrs	3,072 (1)	
A4	C	Core Group One, Inc	Consultant					117	53	192			240		100	133		835	150		
A4	C	Design Line Interiors, Inc.	Interior Design Consultant						2										2	125	
A4	C	Donald W. Cutting AIA	Consultant	5	3	7	5	14	6	4	6	4	6	1	11	6	2	70	130		
A4	C	Strada Advertising	Public Relations Consultant	4	15	7	9		24				22		32	15	13	141	225	1,048 (2)	
A4	E	Gray Hong Nojima & Asso	Civil Engineers	303	241	110	31	113	75	63	37				183	125	41	1,322	150 or Manhrs		
A4	E	MK Engineers	Engineering Consultant			8													8	150 or Manhrs	
A4	E	Park Engineering	Engineering Consultant	58			19	63	20	23	6	20			58	19	9	295	200 or Manhrs	1,625 (3)	
A4	O	A&V Masonry	Contractor			39		6						79	79	18		221	100		
A4	O	AA Landscaping	Contractor - Landscape											17				17	100		
A4	O	Advance Model Work	Contractor													10		10	50		
A4	O	Agentsolid	Website											20			6	26	100		
A4	O	Air Conditioning Ha..	Contractor	91			3	44			54			46				238	50		
A4	O	Alert Alarm of Hawaii	Security Services	70	4	4	5	4	49				8		144	4	4	296	100		
A4	O	Altres Staffing Inc	Employment Services	52	155	26	140	97	143	60	60	96	88	88	49			906	Manhours		
A4	O	American Cabinetry	Contractor										75					75	50		
A4	O	American Coating Company	Contractor			2,152	165							540				2,857	100		
A4	O	Bello's Millwork	Contractor			541	799			381	42	583					645	3,373	100		
A4	O	Best Vinyl, LLC	Contractor			733	793	865	1,002	489	707	400	768	476	476	247	660	7,140	50		
A4	O	Board of Water Supply	Contractor	159	52	27	135	137	59	165	49	171	48	100	57			1,159	100		
A4	O	BRC, Ltd. (Brian Chong)	Contractor - Appraiser	5														5	150		
A4	O	Bruce Matson Company	Contractor	1,229	1,952	1,338	1,055	1,005		1,108	1,893	1,035	442	2,230				13,287	100		
A4	O	BSR of Hawaii	Contractor - Repair	7	2		8	14	2	7	5	3						58	50		
A4	O	Central Air Systems Inc	Contractor	1,117	1,016	849	1,084	818	1,334	963	904	720	1,023	1,074	653			11,555	70		
A4	O	Charlie Ware Tile	Contractor	890	750	958	1,258	690	760	749	792	497	853	1,107	744			10,048	75		
A4	O	Choice Fence	Contractor				116						1,030	93	43			1,282	100		
A4	O	Clean Style Inc	Contractor			377	369	376	358	358	742				727	15	732	4,436	50		
A4	O	Clear Choice Builder	Contractor	596	1,095	1,478	1,351	674	877	1,765	1,177	959	800	1,345	494			12,611	100		

2011 HOURLY RATES

Job 25 - Hoakalei Residential, LLC Area 4 (A4)  
EXHIBIT C

Prj	Class	Vendor	Description	(1) 2011												TOTAL	HOURS								
				Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11			Dec-11	Hours	HRLY RATE	Class Sum	Class Total			
A4	O	Closet Systems of Hawaii	Contractor			93				309	24							397		242		1,065	100		
A4	O	Coastal Construction Co Inc	Contractor	17,884	24,343	16,332	14,284	16,428	18,964	16,248	18,496	12,244	15,820	14,733	10,974	196,770							100		
A4	O	Coastal Wood Floors	Contractor					48				7		14									69		
A4	O	Commercial Sheetmetal	Contractor	330	137	321				228											491		1,507	100	
A4	O	Curt's Gutter Works	Contractor	110	196	185	173			176	126	146	174	78	105	87	1,556						50		
A4	O	DAJ Cleaning LLC	Contractor	68		3						21											92	50	
A4	O	Delta Construction Corp	Contractor	11,054	8,427	11,052	10,182	8,583	9,018	11,726	8,633	6,205									13,458	9,206	107,544	100	
A4	O	Display Graphics	Graphic Designer	20																			91	125	
A4	O	Dwyer Schraff Meyer	Legal Services																				1	Manhours	
A4	O	E&T Ceramic Tile	Contractor	20	20	16	18	16			9	18											129	100	
A4	O	Electricians, Inc.	Contractor - Electrical	1,937	2,540	2,043	2,372	1,729	1,614	3,216	6,182	1,435	2,011	1,871	1,657	28,607							100		
A4	O	FHR Services	Contractors	1,627	1,416	1,639	1,433	1,723	1,735	1,411	1,610	1,443	1,974	1,526	1,438	18,975							50		
A4	O	Foundations Hawaii Inc	Contractor	5,046	3,900	5,110	6,590	3,715	6,966	4,193	4,092	3,324	3,283	4,483	4,147	54,849							100		
A4	O	Fred Lau	Contractor - Landscape	1,170	1,692	1,417	4,901	855	3,713	1,454	1,512	994	2,420	900	1,101	22,129							125		
A4	O	Fred Lau Hawaiian Landscape Co Inc	Contractor - Landscape	215	178	190	189	178	190	178	187	179	178	186	178	2,226							100		
A4	O	Glass Renew	Contractor					14	4	18													49	50	
A4	O	Grand Solar, Inc.	Contractor	948	210	1,145	576	373	629	58	58	582	1,110	61	625	6,375							50		
A4	O	Gutter King Ltd	Contractor		82	148	22																252	100	
A4	O	Hi-Tech Plumbing	Contractor	526			2,025	629	49														3,229	70	
A4	O	Honolulu Wood Treat	Contractor	5			8	6				11	3	5	2	7							47	50	
A4	O	HPD - Abellira, Carmen V	Security Services																				0	20	
A4	O	HPD - Admin	Security Services	1	57	21	55	36	30	76	15	48	17	46	27	429							20		
A4	O	HPD - Aguiar Terrie	Security Services						9														9	20	
A4	O	HPD - Aoki Chad	Security Services			13	13	13	6														90	20	
A4	O	HPD - Arakaki Randall	Security Services	6	17	26	9	17	9														84	20	
A4	O	HPD - Ardren David	Security Services				6		6														6	18	20
A4	O	HPD - Asato Sean	Security Services					9															9	20	
A4	O	HPD - Asui Samuel	Security Services				6	13	6	13	6												44	20	
A4	O	HPD - Balabas Albert	Security Services	24			9	15	9	6	9												78	20	
A4	O	HPD - Balmiero Ulysses	Security Services	9	9	9	9	9	9														45	20	
A4	O	HPD - Baysa Rommel S	Security Services	9			9	9	9	17	9	17	9	17	9	96							20		
A4	O	HPD - Bonifacio Andrew	Security Services					7															7	20	
A4	O	HPD - Branco Brian	Security Services	6	13	13		19	15	33	22	6											151	20	
A4	O	HPD - Cabatingan Albert	Security Services	6			15	9	6														54	20	

2011 HOURLY RATES

Job 25 - Hoakalei Residential, LLC Area 4 (A4)  
EXHIBIT C

Prj	Class	Vendor	Description	2011												TOTAL	HOURS		
				Dec-10	1	2	3	4	5	6	7	8	9	10	11		12	Dec-11	Hours
A4	O	HPD - Canubida Brian	Security Services				6											6	20
A4	O	HPD - Cavaco Robert R	Security Services					17										17	20
A4	O	HPD - Chang Jay	Security Services		9		17											52	20
A4	O	HPD - Chee Jr James K	Security Services			9							9					27	20
A4	O	HPD - Chun Val WL	Security Services											6				6	20
A4	O	HPD - Chung Clayton E	Security Services		6	24	15											95	20
A4	O	HPD - Conjugacion Melvin	Security Services					13	6	6					6	6		43	20
A4	O	HPD - Contrades Daniel	Security Services		6		9	6		15								62	20
A4	O	HPD - Cruce Edward	Security Services		6	26	6	19	6	13	6	13	13					108	20
A4	O	HPD - Demello Guy	Security Services		9			28	6	6	13	22	9	15	9			117	20
A4	O	HPD - Eleccion Bobby	Security Services		6							9				6		21	20
A4	O	HPD - Erler Steven	Security Services		13			6	9	9			6	6				46	20
A4	O	HPD - Espinda Kevin	Security Services		9	9												18	20
A4	O	HPD - Gapusan, Roel	Security Services						9									18	20
A4	O	HPD - Higa Debra	Security Services											6				6	20
A4	O	HPD - Ho Robyn K	Security Services		9													9	20
A4	O	HPD - Huihui Eliot	Security Services					17										17	20
A4	O	HPD - Hunter Gary	Security Services		9									9	17			35	20
A4	O	HPD - Ige Clint Y	Security Services										9					9	20
A4	O	HPD - Imoto Isaac T	Security Services		22	24		39	24	15	15							139	20
A4	O	HPD - Inciong Hector	Security Services													6		6	20
A4	O	HPD - Inouye Lisa	Security Services					17		17	35	17	9	18	18	18		149	20
A4	O	HPD - Kalani Carl K	Security Services						9									9	20
A4	O	HPD - Kaminaga Neal	Security Services							6								9	20
A4	O	HPD - Kaneshiro Dane K	Security Services					6		6			6					24	20
A4	O	HPD - Kaneshiro Jett S	Security Services		6			9		15								39	20
A4	O	HPD - Kauahi David K	Security Services			13	13	13	13	13	19	26	6	19	19	13	32	186	20
A4	O	HPD - Kawena Jayson M/G	Security Services					6	9	15	13		15	9	9	15		91	20
A4	O	HPD - Keihinui Lloyd	Security Services									6				9		24	20
A4	O	HPD - Kleinschmidt Vernon	Security Services				19	6	13		6		35	26		26		131	20
A4	O	HPD - Koholua Camille	Security Services		13	6												19	20
A4	O	HPD - Lopez Kevin	Security Services			6	13				6		32	6				63	20
A4	O	HPD - Lum Jr Wylie	Security Services			9		17	9		17		9	9	9			88	20
A4	O	HPD - Macapagal Leony	Security Services										17					17	20



2011 HOURLY RATES

Job 25 - Hoakalei Residential, LLC Area 4 (A4)  
EXHIBIT C

Prj	Class	Vendor	Description	TOTAL												HOURS						
				Dec-10	1	2	3	4	5	6	7	8	9	10	11	12	Hours	HRLY RATE	Class Sum	Class Total		
A4	O	HPD - Tapia Kerry K	Security Services		6			9											9	33	20	
A4	O	HPD - Teramae Doreen	Security Services		9			9												18	20	
A4	O	HPD - Torres Tamyra	Security Services																24	30	63	20
A4	O	HPD - Tyau-Beam Andrew	Security Services																	9	20	
A4	O	HPD - White Philip A	Security Services		26	17	35	35	17	17	41	33	9							230	20	
A4	O	HPD - Wood Paul	Security Services						6											6	20	
A4	O	Integrated Pest Control	Contractor								43								21	7	81	70
A4	O	Jack Endo Electric	Contractor					14	16			4								34	100	
A4	O	Jade Painting & Decorating Inc	Contractor			2,054	2,959	1,659	145	1,303	3,433	3,661						462	1,989	2,379	20,064	100
A4	O	Jeanne LaRae Concepts	Conceptual Artist						11											22	150	
A4	O	JEL Enterprises, Inc.	Contractor					2		9										11	100	
A4	O	Joyace Roofing, LLC	Contractor		946	1,256	913	1,076	662	1,205	1,055	976								682	11,592	100
A4	O	Kamalii Trucking & Rental	Contractor		402	423	327	448	253	237	385	261	131	326	215	392				392	3,800	125
A4	O	Milliani Glass & Screen	Contractor		221	593	343	408	327	429	417	348	264	311	195	1,288				1,288	5,144	100
A4	O	Morihara Lau & Fong - Area 4	Legal Services		228	333	420	264	264		162	417								738	174	249
A4	O	Pacific Aquascape	Contractor								89									425	331	845
A4	O	PMJ Builders Inc	Contractor		423	560	898	723	653	656	478	678								665	335	527
A4	O	Prime Construction	Contractor		30	97	42	7	50	11	52									82	66	13
A4	O	Pyle Flooring, LLC	Contractor		782	785	769	950	743	764	828	904								844	733	792
A4	O	R.M. Nakamura Plumbing	Contractor		1,650	2,438	1,556	2,378	2,020	1,922	2,220	1,393	1,651	1,721	2,058	1,703				2,058	1,703	22,710
A4	O	Reflections Glass	Contractor			6	14	73		12	24	33	32	12	111					150	316	442
A4	O	Riggs Distributing	Contractor			347	173			173		1,059									698	150
A4	O	Robert F. Stay	Contractor																			
A4	O	Safeco (Johnny Goodman)	Security Services		260	240	240	300	240	240	300	240	300	240	240	300					240	300
A4	O	Saiki's Window Design	Contractor		31	23	303	108	150	222	166	126	40	92	293	205					1,759	50
A4	O	Securitas Security	Security Services		357	415	347	363	372	377	338	398									338	403
A4	O	Servco Raynor Overhead Doors	Contractor		31	42	19	18	13	23	28	24	18	30	25	24					295	800
A4	O	Staffing Partners	Employment Services		93	206	513	301	251	817	319	534	479	289	155	289					4,242	Manhours
A4	O	Stewart Engineering Inc	Engineer - Geologist		315	334	187	248	192	210	181	146	154	205	246	250					2,668	70 or Manhrs

2011 HOURLY RATES

Job 25 - Hoakalei Residential, LLC Area 4 (A4)  
EXHIBIT C

Pri	Class	Vendor	Description	(1)												TOTAL	Hours	HRLY RATE	Class Sum	HOURS
				Dec-10	1	2	3	4	5	6	7	8	9	10	11					
A4	O	Terminix International	Contractor		27	70	78	74	103	63	76	63	56	42	9	115	776	70		
A4	O	Total Building Products	Contractor	1,282	433	1,319	888	324	2,006	1,141	784	683	1,582	1,525	923	12,890	100 or Manhrs			
A4	O	Tunistia Services	Contractor		1		3		4					4	3	15	50			
A4	O	Yolanda Landrum Interior	Interior Design Consultant		1			6	9				17			33	125	638,538 (4)		
		TOTAL		0	53,047	63,512	58,471	60,989	46,623	60,733	57,080	60,671	38,300	42,877	55,497	45,987	644,283		644,283	

(1) Has not been reported in 2010 Job Credit

Class

- (1) A Architect
- (2) C Consultant
- (3) E Engineer
- (4) O Other

Pri Job Description

- EWA 21 Ewa Marina
- KK3 22 Haseko (Homes) - Ke Noho Kai Development LLC (Ke'Alohi Kai)
- SPI 23 Haseko (Homes) - Spinnaker Place Development LLC
- FAI 24 Haseko (Homes) - Fairway's Edge Development LLC
- A4 25 Area 4 (Hoakalei Residential, LLC)
- A5 26 Haseko (Ewa) - Area V
- A6 27 Haseko (Ewa) - Area VI
- GC 28 Haseko (Ewa), Golf Course (Hoakalei Golf Club, LLLP)
- KUA 29 Haseko Development, Inc. - Kuapapa at Hoakalei, LLC
- KIP 30 Haseko Development, Inc. - Kipuka at Hoakalei, LLC
- KAK 33 Haseko Development, Inc. - Ke Aina Kai
- MAR 34 Haseko Development, Inc. - Mariner's Place
- KNK 35 Haseko Development, Inc. - Ke Noho Kai Development LLC
- CON Haseko Construction
- GCC Golf Course Construction
- HCC Hoakalei Country Club
- CTD 1-1-150 Construction Tie Downs

Job 35 - Ke Noho Kai Development, LLC (KNK)  
EXHIBIT G

Prj	Class	Vendor	Description	TOTAL												HOURS				
				Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11		Dec-11			
KNK	O	Coastal Construction Co Inc	Contractor				3			11			5					67	100	
KNK	O	DAJ Cleaning LLC	Contractor					17										17	50	
KNK	O	Electricians, Inc.	Contractor - Electrical												2			2	100	
KNK	O	FHR Services	Contractors			2												2	50	
KNK	O	Jade Painting & Decorating Inc	Contractor						4									4	100	
KNK	O	Jade Painting Inc	Contractor							1			1					3	100	
			TOTAL	0	0	2	3	17	15	1	6	1	0	0	48	2	95			95 (4)

(1) Has not been reported in 2010 Job Credit

Class

- (1) A Architect
- (2) C Consultant
- (3) E Engineer
- (4) O Other

Prj Job Description

- EWA 21 Ewa Marina
- KK3 22 Haseko (Homes) - Ke Noho Kai Development LLC (Ke'Alohi Kai)
- SPI 23 Haseko (Homes) - Spinnaker Place Development LLC
- FAI 24 Haseko (Homes) - Fairway's Edge Development LLC
- A4 25 Area 4 (Hoakalei Residential, LLC)
- A5 26 Haseko (Ewa) - Area V
- A6 27 Haseko (Ewa) - Area VI
- GC 28 Haseko (Ewa), Golf Course (Hoakalei Golf Club, LLLP)
- KUA 29 Haseko Development, Inc. - Kuapapa at Hoakalei, LLC
- KIP 30 Haseko Development, Inc. - Kipuka at Hoakalei, LLC
- KAK 33 Haseko Development, Inc. - Ke Aina Kai
- MAR 34 Haseko Development, Inc. - Mariner's Place
- KNK 35 Haseko Development, Inc. - Ke Noho Kai Development LLC
- CON Haseko Construction
- GCC Golf Course Construction
- HCC Hoakalei Country Club
- CTD 1-1-150 Construction Tie Downs

# EXHIBIT A

Job 26 - Area V (A5)  
EXHIBIT K

Prj	Class	Vendor	Description	TOTAL												HOURS				
				Dec-10	1	2	3	4	5	6	7	8	9	10	11	12	Hours	HRLY RATE	Class Sum	Class Total
A5	A	JKS Landscape Designs LLC	Landscape Architect					29									29	125		
A5	A	Newman Garrison & Partners	Architect		27	27											54	200		83 (1)
A5	E	Gray Hong Nijima & Asso	Civil Engineers		18		76	1	4											99 150 or Manhrs
A5	E	Park Engineering	Engineering Consultant		19															19 200 or Manhrs
A5	O	Fred Lau Hawaiian Maintenance	Contractor - Landscape		18	18	18	18	18								90	100		100
A5	O	Stewart Engineering Inc	Engineer - Geologist		19	16	7	46	94								182	70 or Manhrs		272 (4)
			TOTAL	0	101	61	101	94	116	0	0	0	0	0	0	0	473			473

Class

- (1) A Architect
- (2) C Consultant
- (3) E Engineer
- (4) O Other

Prj Job Description

- EWA 21 Ewa Marina
- KIK3 22 Haseko (Homes) - Ke Noho Kai Development LLC (Ke/Alohi Kai)
- SPI 23 Haseko (Homes) - Spinnaker Place Development LLC
- FAL 24 Haseko (Homes) - Fairway's Edge Development LLC
- A4 25 Area 4 (Hoakalei Residential, LLC)
- A5 26 Haseko (Ewa) - Area V
- A6 27 Haseko (Ewa) - Area VI
- GC 28 Haseko (Ewa), Golf Course (Hoakalei Golf Club, LLLP)
- KUA 29 Haseko Development, Inc. - Kuapapa at Hoakalei, LLC
- KIP 30 Haseko Development, Inc. - Kipuika at Hoakalei, LLC
- KAK 33 Haseko Development, Inc. - Ke Aina Kai
- MAR 34 Haseko Development, Inc. - Mariner's Place
- KNK 35 Haseko Development, Inc. - Ke Noho Kai Development LLC
- CON Haseko Construction
- GCC Golf Course Construction
- HCC Hoakalei Country Club
- CTD 1-1-150 Construction Tie Downs

(1) Has not been reported in 2010 Job Credit

Job 27 - Area 6 (A6)  
EXHIBIT L

Pj	Class	Vendor	Description	TOTAL												HOURS			
				Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11		Dec-11		
A6	A	JKS Landscape Designs LLC	Landscape Architect							79							79	125	
A6	A	Quad Design Group, Inc. (S. Sang, AIA)	Architect												5			5,150 or Manhrs	84 (1)
A6	E	Gray Hong Nojima & Asso	Civil Engineers			2				69		108						179,150 or Manhrs	
A6	E	Park Engineering	Engineering Consultant												22			22,200 or Manhrs	201 (3)
A6	O	Stewart Engineering Inc	Engineer - Geologist							6					11	12		70 or Manhrs	29 (4)
			TOTAL	0	0	2	0	0	0	154	0	108	0	0	11	34	5	314	314

(1) Has not been reported in 2010 Job Credit

- Class
- (1) A Architect
  - (2) C Consultant
  - (3) E Engineer
  - (4) O Other

- Pj Job Description
- EWA 21 Ewa Marina
  - KK3 22 Haseko (Homes) - Ke Noho Kai Development LLC (Ke'Alohi Kai)
  - SPI 23 Haseko (Homes) - Spinnaker Place Development LLC
  - FAL 24 Haseko (Homes) - Fairway's Edge Development LLC
  - A4 25 Area 4 (Hoakalei Residential, LLC)
  - A5 26 Haseko (Ewa) - Area V
  - A6 27 Haseko (Ewa) - Area VI
  - GC 28 Haseko (Ewa), Golf Course (Hoakalei Golf Club, LLLP)
  - KUA 29 Haseko Development, Inc. - Kuapapa at Hoakalei, LLC
  - KIP 30 Haseko Development, Inc. - Kipuka at Hoakalei, LLC
  - KAK 33 Haseko Development, Inc. - Ke Aina Kai
  - MAR 34 Haseko Development, Inc. - Mariner's Place
  - KNK 35 Haseko Development, Inc. - Ke Noho Kai Development LLC
  - CON Haseko Construction
  - GCC Golf Course Construction
  - HCC Hoakalei Country Club
  - CTD 1-1-150 Construction Tie Downs

# EXHIBIT A

2011 HOURLY RATES  
Hoakalei Country Club

## Hoakalei Country Club (HCC) EXHIBIT N

Prj Class	Vendor	Description	(1)												TOTAL Hours	HRLY RATE	Class Sum	HOURS	
			Dec-10	1	2	3	4	5	6	7	8	9	10	11					12
HCC A	Baldrige & Associates	Architects															27	150 or Manhrs	27 (1)
HCC C	Becker Communication	Consultant - Media Relations															3	3 160 or Manhrs	3 (2)
HCC E	MK Engineers	Engineering Consultant															8	8 150 or Manhrs	
HCC E	R.M. Towill Corp	Engineers - Civil	42																
HCC O	Christensen Irrigation	Contractor					298	124											
HCC O	Coastal Construction Co Inc	Contractor					567	800									422	2,456	50
HCC O	Cobeen Tsuchida & Associates Inc	Legal Services			21														
HCC O	CTA Architects Inc	Consultant								25									
HCC O	Curt's Gutter Works	Contractor								36									
HCC O	Ecolab Pest Elimination	Contractor	8	8	8	8	8	16	8	8	8	8	8	8	8	8	8	104	50
HCC O	FHR Services	Contractors	4				246										114	12	428
HCC O	HI-Tech Plumbing	Contractor								9									9
HCC O	Imanaka Kudo & Fujii	Legal Services								45									
HCC O	Jack Endo Electric	Contractor								367	186								
HCC O	Lade Painting Inc	Contractor	18														60		698
HCC O	Kamali Trucking & Rental	Contractor	46	51	51	38	48	46	46	51	53	55	48	69	16	45	566	125	
HCC O	Kaulana Pest Control	Contractor												17					17
HCC O	Miller's Paving	Contractor																	
HCC O	NS Air Conditioning, LLC	Contractor																	
HCC O	Pacific Electro-Mechanical	Contractor	6	21	21	21	21	19	15	78									
HCC O	Pyle Flooring, LLC	Contractor																	
HCC O	Robert F. Stay	Contractor	111	111	111	111	344	128	128	128	128	128	156	128	128	241	1,842	150	







Job 30 - Kipuka at Hoakalei, LLC Area 5D (A5D)  
EXHIBIT Q

Prj	Class	Vendor	Description	TOTAL												HOURS							
				Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Hours	HRLY RATE	Class Sum	Class Total			
A5D	A	JKS Landscape Designs LLC	Landscape Architect						39	15					142					196	125		
A5D	A	Newman Garrison & Partners	Architect											40						47	200		
A5D	A	Quad Design Group, Inc. (S. Sang, AIA)	Architect															100	493	593	150 or Manhrs	836	(1)
A5D	C	Patrick Seguriant Architect	Consultant				70	70										6	161	161	150	161	(2)
A5D	E	Gray Hong Nijima & Asso	Civil Engineers					251	90	246	576	672			669		87	89	2,680	150 or Manhrs			
A5D	E	Park Engineering	Engineering Consultant															25	25	200 or Manhrs	2,705	(3)	
A5D	O	FHR Services	Contractors														6	6	6	6	50		
A5D	O	Morihara Lau & Fong - Area 5D	Legal Services					40			47	6			28		4	12	137	200 or Manhrs			
A5D	O	Robert F. Stay	Contractor																7,698	7,698	150		
A5D	O	Stewart Engineering Inc	Engineer - Geologist																12	18	70 or Manhrs	7,859	(4)
			TOTAL	0	0	0	70	321	169	261	638	678	7,710	885	203	626	11,561						11,561

(1) Has not been reported in 2010 Job Credit

- Class  
 (1) A Architect  
 (2) C Consultant  
 (3) E Engineer  
 (4) O Other

- Prj Job Description  
 EWA 21 Ewa Marina  
 KK3 22 Haseko (Homes) - Ke Noho Kai Development LLC (Ke'Alohi Kai)  
 SPI 23 Haseko (Homes) - Spinnaker Place Development LLC  
 FAI 24 Haseko (Homes) - Fairway's Edge Development LLC  
 A4 25 Area 4 (Hoakalei Residential, LLC)  
 A5 26 Haseko (Ewa) - Area V  
 A6 27 Haseko (Ewa) - Area VI  
 GC 28 Haseko (Ewa), Golf Course (Hoakalei Golf Club, LLLP)  
 KUA 29 Haseko Development, Inc. - Kuapapa at Hoakalei, LLC  
 KIP 30 Haseko Development, Inc. - Kipuka at Hoakalei, LLC  
 KAK 33 Haseko Development, Inc. - Ke Aina Kai  
 MAR 34 Haseko Development, Inc. - Mariner's Place  
 KNK 35 Haseko Development, Inc. - Ke Noho Kai Development LLC  
 CON Haseko Construction  
 GCC Golf Course Construction  
 HCC Hoakalei Country Club  
 CTD 1-1-150 Construction Tie Downs

# EXHIBIT A

## Exhibit J

### SUPPLEMENT APPLICATION FOR 2011 JOB CREDITS TO STATE LAND USE COMMISSION

Job Credits - 2011

PROJECT STAFF:	Hired Date	Release Date	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
			Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Hours
Ewa Marina															
C Ancheta, Damon	12/21/2010		160	160	160	160	160	160	160	160	160	160	160	160	1,920
C Ancheta, Tish	5/16/2004		160	160	160	160	160	160	160	160	160	160	160	160	1,920
C Badal, Samuel	7/1/2010								160	160	160	160	160	160	960
C Breuchel, Dean	8/16/2006		160	160	160	160	160	160	160	160	160	160	160	160	1,920
C Craycroft, Andrew "Scott"	12/4/2000		160	160	160	160	160	160	160	160	160	160	160	160	1,920
C Dawson, Manu	5/5/2008		160	160	160	160	160	160	160	160	160	160	160	160	1,920
C Ellison, Andrew	10/1/2010	6/30/2011	160	160	160	160	160	160							960
C Faaso, Melissa	12/21/2004		160	160	160	160	160	160	160	160	160	160	160	160	1,920
C Formica, Namon "Gus"	8/6/2007		160	160	160	160	160	160	160	160	160	160	160	160	1,920
C Gaiang, Arthur	11/23/1998	12/13/2010													0
C Kaolowi, Erica	9/15/2011											80	160	160	400
C Kennedy, Mark	3/1/2003		160	160	160	160	160	160	160	160	160	160	160	160	1,920
C Kunkel, Sherry	11/1/2005		160	160	160	160	160	160	160	160	160	160	160	160	1,920
C Mutobe, Karen	8/16/2007		160	160	160	160	160	160	160	160	160	160	160	160	1,920
C Nakakura, Derek	7/21/2004		160	160	160	160	160	160	160	160	160	160	160	160	1,920
C O'Keefe, Keoni	9/1/2011											160	160	160	640
C Oshita, Ryan	6/1/2002	4/30/2010													0
C Sakaria-Clark, Victor "Koa"	9/16/2006		160	160	160	160	160	160	160	160	160	160	160	160	1,920
C Snow, Megan (PT)	9/1/2011										80	80	80	80	320
C Sutton, Adam	1/5/1998		160	160	160	160	160	160	160	160	160	160	160	160	1,920
C Weber, Jon	5/16/2003		160	160	160	160	160	160	160	160	160	160	160	160	1,920
C Weber, Kashka	4/23/2007		160	160	160	160	160	160	160	160	160	160	160	160	1,920
C Wofford, John Ikaika	11/1/2004		160	160	160	160	160	160	160	160	160	160	160	160	1,920
C Yoshimura, Nathan	5/1/2005		160	160	160	160	160	160	160	160	160	160	160	160	1,920
C Agcaolli, Elde	6/13/2011	8/4/2011	160	160	160	160	160	160	160	21					1,141
GC Acosta, Ryan (PT)	10/11/2011											28	80	80	188
GC Althaus, Ronald	11/12/2009	6/15/2011	160	160	160	160	160	80							880
GC Anderson, Kellan	6/1/2009		160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Antonio, Arin A	3/19/2010				62	160	160	160	160	160	160	160	160	160	1,502

# Exhibit J

## SUPPLEMENT APPLICATION FOR 2011 JOB CREDITS TO STATE LAND USE COMMISSION

Job Credits - 2011

				1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
				Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Hours
Ewa Marina																
GC Artis, Lance (PT)	10/20/2008	4/26/2010														0
GC Asanion, Renato	10/20/2008			160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Bajesta, Melody	11/1/2010			160	160	160	160	160	160	160	160	160	160	67	100	1,767
GC Ballew, Jessica (FT)	10/5/2011												134	160	160	454
GC Bell, Nola (PT)	10/26/2011												13	80	80	173
GC Cabebe, Jason (PT)	10/2/2010	9/1/2011		80	80	80	80	80	80	80	80					640
GC Cambra, Gavin	10/20/2008			160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Cambra, Godfrey	10/20/2008			160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Cezar, Jerishon (PT)	4/25/2011	4/30/2011		80	80	80	80									320
GC Chatfield, Margot	11/7/2010			100	100	100	100	100	100	100	100	100	100	100	100	1,200
GC Chun, Roderic	12/1/2008			160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Cintron, Nelson	8/23/2010			160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Concepcion, Alvin Dane	10/29/2008	7/28/2010														0
GC Concepcion, Dominador	12/22/2008			160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Crisologo, Santos	5/18/2009			160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Dano, Dayle	5/23/2011			160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Dumpit, Jun (PT)	12/12/2010	3/13/2011		80	80	34										194
GC Edayan, Jon (PT)	8/19/2010			80	80	80	80	80	80	80	80	80	80	80	80	960
GC Evans, John	5/2/2011							150	160	160	160	160	160	160	160	1,270
GC Felte, Kristopher	8/20/2008	7/31/2011		160	160	160	160	160	160	160						1,120
GC Fernandez, Nathan K.	9/16/2009	9/20/2010														0
GC Flores, Lopaka M	1/8/2010	7/1/2010														0
GC Galamgam, Nino (PT)	7/8/2011									59	80	80	80	80	80	459
GC Gamaio, Denick P.	12/28/2009			160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Gamaio, Henson	9/18/2010			160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Garces, Nick (PT)	8/20/2010			160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Gordillo, Olena (PT)	6/1/2011								80	80	80	80	80	80	80	560
GC Gorman, Raymond (PT)	2/18/2009	9/24/2010														0
GC Griego, Demetrius	11/11/2011													51	80	131
GC Gushiken, Gary Kazuo (PT)	12/30/2009	11/19/2010														0

# Exhibit J

## SUPPLEMENT APPLICATION FOR 2011 JOB CREDITS TO STATE LAND USE COMMISSION

Job Credits - 2011

		1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
		Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Hours
Ewa Marina														
GC Hernandez, Ludwig (FT)	11/26/2011											11	160	171
GC HewLen, Vohn (PT)	3/25/2011			15	80	80	80	80	80	80		80	80	735
GC Holyfield, Marcus (PT)	5/20/2011					52	69							121
GC Hori, Ayumi C	12/27/2009	160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Hunt, Ian	8/31/2009	160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Ignacio, Cesario	10/20/2008	160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Ignacio, Rachelle	12/22/2008	160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Ignacio, Richard	10/20/2008	160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Ignacio, Ryan	10/20/2008													0
	8/25/2010													
GC Jenks, Joseph	10/21/2010	160	160	160	160	160	160	160	160	160	52	160	160	1,812
GC Kahaloumi, Deidra	10/20/2008	160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Kapule, Emma (PT)	8/20/2010	80	80	80	35									275
GC Kawamoto, Daniel	9/13/2010	160	160	160	160	160	59							859
GC Kimmich, Emily (PT)	1/8/2010													0
	11/19/2010													
GC Kochi, Clifford (PT)	3/16/2011			41	80	80	80	80	80	80	80	80	80	761
GC Lanuevo, Aldrich (PT)	11/19/2010	80	80	80	80	80	80	80	80	80	80	80	80	960
GC Lee, Tiffany (PT)	8/20/2010	80	80	80	80	80	80	80	80	80	80	80	80	960
GC Limatoc, Michael Anthony	11/5/2009													0
	8/24/2010													
GC Lizama, Joseph (PT)	6/15/2011						40	80	80	80	80	80	80	520
GC Luciano-DeSmith, Tulinh	5/19/2008	160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Mailolo, Royce (PT)	5/23/2009	80	80	80	80									320
GC Malano, Josephine	12/17/2008								160	160	160	160	160	800
GC Meikle, Shane (FT)	8/22/2011								114	160	160	160	160	754
GC Miller, Mark Allen	1/21/2010													0
GC Miyashiro, Carti (PT)	9/6/2010	80	80	80	80	80	80	80	80	64	80	40		824
GC Muhlethaler, Kevin (PT)	6/16/2011	80	80	80	80	80	80	80	39					599
GC Muhlethaler, Kevin (PT)	Rehired 4/7/12													0
GC Myroz, Martyna (PT)	9/19/2010	80												80
GC Nik Rushdi, Musab	6/22/2011						48	160	160	160	160	160	160	1,008
GC Ortega, Dennis	5/4/2009	160	160	160	160	160	160	160	160	160	160	160	160	1,920

# Exhibit J

## SUPPLEMENT APPLICATION FOR 2011 JOB CREDITS TO STATE LAND USE COMMISSION

Job Credits - 2011

		1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
		Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Hours
GC Ortiz, Leina'ala (PT)	11/20/2011											27	80	107
GL Ortiz, Romeo (PT)	8/9/2011								57	80	80	80	80	377
GC O'Sullivan, Nainoa	9/16/2009	160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Padello, Raymond (FT)	8/7/2011							124	160	160	160	160	160	924
GC Paikuli-Borreta, Corrine (PT)	8/20/2010	20	20	20	20	20	20	20	20	20	20	20	20	240
GC Pascua, Cayetano	9/20/2010	160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Paulino, Maria (PT)	11/14/2010	80	80	15										175
GC Pecoraro, Eric (PT)	9/24/2010	80	80	80	80	80	37							437
GC Perez, Rudy (PT)	9/22/2009	80	80	80	80	80	80	80	80	80	80	80	8	888
GC Perry, Richard (PT)	6/22/2009	80	80	80	80	80	80	80	80	80	80	80	80	960
GC Peterson, Heather (PT)	8/20/2010													0
GC Phillips, Marcella (PT)	1/22/2010													0
GC Phillips, Marcella (PT)	1/22/2010													0
GC Ramiscal, Andres	10/20/2008	160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Ramos, Joanna	2/14/2011	160	160	119										439
GC Ramirez, Antonio (PT)	9/1/2011									80	80	80	80	320
GC Reyes, Jerel (PT)	9/6/2010	80	80	80	80	80	80	80	80	72				712
GC Sakai, Kimberly (PT)	9/24/2010	80	80	80	80	80								400
GC Salter, Brian	12/13/2008													0
GC Shea, Cynthia (PT)	9/6/2010													0
GC Silbaugh, Jessica	5/1/2010	160	160	160	160	160	160	160	160	80				1,360
GC Spotkaeff, Natalya (PT)	8/29/2010													0
GC Sugse, Lennon	10/20/2008	160	160	160										480
GC Sumner, Charisa (PT)	8/20/2010													0
GC Suzuki, Harry (PT)	8/14/2009													0
GC Tabladillo, Leonard (PT)	8/19/2010	80	80	80	80	80	80	80	80	80	80	80	80	960
GC Thomas, Jordan	1/10/2011	108	160	160	160	160	160	160	160	160	160	160	160	1,868
GC Topping, Andrea (PT)	4/22/2011				21	80	80	80	75					336
GC Torres, Ricky	10/20/2008	160	160	160	160	134								774
GC Toyama, Romy	5/19/2010	160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Toyama, Aaron	6/21/2011													

# Exhibit J

## SUPPLEMENT APPLICATION FOR 2011 JOB CREDITS TO STATE LAND USE COMMISSION

Job Credits - 2011

		1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
		Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Hours
Ewa Marina														
GC Uejo, Kelly	10/20/2008	160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Verleye, Dale (PT)	5/26/2011					13	80	80	54					227
GC Voeller, Michael	10/20/2008	160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Willing, Jonathan	11/17/2008													0
GC Yoro, Romy	5/19/2010	160	160	160	160	160	160	160	160	160	160	160	160	1,920
GC Young, Henry C	1/4/2010													0
H Aiu, Melissa	8/18/2010	160	160	160	160	160	160	160	160	160	160	160	160	1,920
H Alberto, Linda	4/2/2003	140	140	140	140	140	140	140	140	140	140	140	140	1,680
H Chang, Larry	12/16/2003	140	140	140	140	140	140	140	140	140	140	140	140	1,680
H Dunn, Richard	8/1/2001	140	140	140	140	140	140	140	140	140	140	140	140	1,680
H Enanoria, Lisa	6/16/2006	160	160	160	160	160	160	160	160	160	160	160	160	1,920
H Fechter, Sara	4/11/2005	140	140	140	140	140	140	140	140	140	140	140	140	1,680
H Fujiwara, Betty	4/16/1984	140	140	140	140	140	140	140	140	140	140	140	140	1,680
H Furuta, Jeannette	3/16/2003	140	140	140	140	140	140	140	140	140	140	140	140	1,680
H Gascon, Shannon	5/1/2009	160	160	160	160	160	160	160	160	160	160	160	160	1,920
H Holyfield, Nobuko	1/5/1989	140	140	140	140	140	140	140	140	140	140	140	140	1,680
H Ihara, Koichi	4/1/2012													1,260
H Kanna, Ray		140	140	140	140	140	140	140	140	140	140	140	140	1,680
H Kato, Mae	8/1/2011								140	135				275
H Kiuchi Toshifumi "TK"	4/20/1998	140	140	140	140	140	140	140	140	140	140	140	140	420
H Kobayashi, Tetsuya	9/1/2010	140	140	140	140	140	140	140	140	140	140	140	140	1,680
H Lee, Ann	5/16/5007	160	160	160	160	160	160	160	160	160	160	160	160	1,920
H Lee, Bonnie	10/22/2007													0
H Linden, Deborah "Derby"	3/16/1992	140	140	140	140	140	140	140	140	140	140	140	140	1,680
H Maeda, Nancy	5/2/2003	140	140	140	140	140	140	140	140	140	140	140	140	1,680
H Matsuo, Carol	5/1/1984	140	140	140	140	140	140	140	140	140	140	140	140	1,680
H Nagayama, Toru	9/1/1995	140	140	140	140	140	140	140	140	140	140	140	140	1,680
H Ordillas, Althea	8/25/2010	100	100	100	100	100	100	100	100	100	100	100	100	1,200
H Oyama, Duane	11/1/2011													280
H Sagawa, Tsutomu	1/1/2002	140	140	140	140	140	140	140	140	140	140	140	140	1,680

# Exhibit J

## SUPPLEMENT APPLICATION FOR 2011 JOB CREDITS TO STATE LAND USE COMMISSION

Job Credits - 2011

Ewa Marina		1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
		Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Hours
H	Tam, Sharene Saito	140	140	140	140	140	140	140	140	140	140	140	140	1,680
H	Wiley, Dan	140	140	140	140	140	140	140	140	140	140	140	140	1,680
S	DeSilva, Patrick				27	160	160	160	160	160	160	160	160	1,307
S	Dowell, Young	160	160	160	160	160	160	160	160	160	160	160	160	1,920
S	Inafuku, David	140	140	140	140	140	140	140	140	140	140	140	140	1,680
S	Martell, Marlon	160												160
S	Nishimura, Duane	160	160	160	160	160	160	160	160	160	160	160	160	1,920
S	Outwater, Kellie	160	160	160	160	160	160	160	160	160	160	160	160	1,920
S	Shibuya, Barbara (FT)	140	140	140	140	140	140	140	140	140	140	140	140	1,680
S	Villarmia, Gloria	160	160	160	160	160	160	160	160	160	160	160	160	1,920

Project Staff total: 14,688 14,480 14,446 14,323 14,509 14,333 14,423 14,579 14,591 14,467 14,895 15,048 174,763  
 discounted at 21.% 11,588 11,439 11,413 11,315 11,462 11,323 11,394 11,517 11,527 11,429 11,767 11,888 138,062  
 (1)

- H Haseko (Hawaii)
- C Haseko Construction
- S OP Sales Staff
- O Others
- GC Golf Course

# EXHIBIT B

Attach copies of checks to support backup of Contributions.

## Exhibit B

Job Credits - 2011  
 Monetary Contributions  
 Haseko (Ewa), Inc.

pg	Job No	Payee	Invoice	Description	Amount	Check Date	Check No
	21	<b>HASEKO (EWA), INC.</b>					
2		The Boys & Girls Club	04/15/11	6/3 Gold Sponsor Golf	\$ 7,000.00	04/15/11	77
3		Daihonzan Chozen-Ji	05/05/11	Zen & Sake Event	\$ 1,000.00	05/05/11	126
4		Ewa Beach Elementary	08/05/11	UA 93-94 Cond 31	\$ 5,000.00	08/05/11	304
		Ewa Beach Lions Club	11/23/11	Annual Xmas Party	\$ 300.00	12/02/11	549
		Ewa Makai Middle School	05/02/11	UA 93-94 Cond 31 #1	\$ 25,000.00	05/02/11	124
		Ewa Weed & Seed	04/01/11	Annual Contribution	\$ 1,000.00	04/01/11	72
5		Friends of UH West	082611	10/19/11 Golf Tournament	\$ 1,200.00	08/26/11	321
		Hawaii Community Foundation	05/20/11	1 of 2 Pymt UA 93-94 #26	\$ 25,000.00	05/20/11	142
		Hawaii Community Foundation	120911	2 of 2 Pymt UA 93-94 #26	\$ 25,000.00	12/09/11	551
6		Hawaii Lions Int'l	04/22/11	In Memory Dick Beamer 4/17 National Distinguished Principals' Recognition Program (EB principal nominated for Hawaii Natl Distinguished Principal)	\$ 100.00	04/21/11	82
		HEMSAA	03/25/11	Principal)	\$ 45.00	3/25/2011	58
		Ilima Intermediate	11/10/11	UA 93-94 Cond 31 Final	\$ 5,000.00	11/10/11	492
		Ilima Intermediate	11/10/11	Ilima Intern - Ipads	\$ 400.00	11/10/11	492
		James Campbell High	10/21/11	UA 93-94 Cond 31	\$ 10,000.00	10/21/11	448
7		Keoneula Elementary	07/29/11	UA 93-94 Cond 31 #2	\$ 5,000.00	07/29/11	279
		MADD Hawaii	07/01/11	Spnsr 7/09 5K Run/Walk	\$ 1,000.00	07/01/11	241
8		NAWJC	04/29/11	2011 Playhse Build Off	\$ 350.00	04/29/11	101
13		U.S. Vets	10/14/11	11/19 Patriot Run	\$ 500.00	10/14/11	432
		WOEDA Golf	03/11/11	5/27 Annual Golf Trny	\$ 750.00	03/11/11	54
<b>TOTAL</b>					<b>\$ 113,645.00</b>		

HASEKO DEVELOPMENT, INC.

Vendor: THE BOYS & GIRLS CLUB F HI

Check Date:

April 15, 2011 77

INVOICE DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DISC'T TAKEN	BALANCE
4-15-11	4/15/11	6/3 GOLD SPNR GOLF	7000.00	.00	7000.00

Chk. Date:	4-15-11	Chk. No.	77	Totals:	7000.00	.00	7000.00
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HASEKO DEVELOPMENT, INC.  
91-1001 Kaimalie Street, Suite 205  
Ewa Beach, HI 96706

FIRST HAWAIIAN BANK  
MAIN BRANCH  
Honolulu, Hawaii 96813  
59-101/1213

77

Date	April 15, 2011
Amount	\$7,000.00

PAY .....Seven thousand dollars and no cents

TO THE ORDER OF THE BOYS & GIRLS CLUB OF HI  
HALE PONO EWA BEACH, SUITE A  
91-884 FORT WEAVER ROAD  
EWA BEACH, HI 96706

**\*\* COPY \*\***

HASEKO DEVELOPMENT, INC.  
 Vendor: DAIHONZAN CHOZEN-JI

Check Date: 126  
May 5, 2011

INVOICE DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DISCOUNT	TAXES	BALANCE
5-05-11	5/05/11	5/13 Zen & Sake Eve	1000.00		.00	1000.00
Chk. Date		Chk. No.	Totals			
5-05-11		126	1000.00		.00	1000.00

HASEKO DEVELOPMENT, INC.  
 91-1001 Kaimali Street, Suite 205  
 Ewa Beach, HI 96706

FIRST HAWAIIAN BANK  
 MAIN BRANCH  
 Honolulu, Hawaii 96813  
 59-101/1213

126

Date	May 5, 2011
Amount	\$1,000.00

PAY \*\*\*\*\*One thousand dollars and no cents

TO THE ORDER OF DAIHONZAN CHOZEN-JI  
 420 WAIKAMILO ROAD, SUITE 113  
 HONOLULU, HI 96817

**\*\* COPY \*\***

HASEKO DEVELOPMENT, INC.  
 Vendor: EWA BEACH ELEMENTARY SCHOOL

SCHOOL

Check Date:

304  
 August 5, 2011

INVOICE DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DISCOUNT TAKEN	BALANCE
8-05-11	8/5/11	UA 93-94 COND 31	5000.00	.00	5000.00
Chk. Date: 8-05-11			Chk. No: 304		
Totals:			5000.00	.00	5000.00

HASEKO DEVELOPMENT, INC.  
 91-1001 Kaimali Street, Suite 205  
 Ewa Beach, HI 96706

FIRST HAWAIIAN BANK  
 MAIN BRANCH  
 Honolulu, Hawaii 96813  
 59-101/1213

304

Date: August 5, 2011  
 Amount: \$5,000.00

PAY \*\*\*\*\*Five thousand dollars and no cents

TO THE ORDER OF EWA BEACH ELEMENTARY SCHOOL  
 91-740 PAPIPI ROAD  
 EWA BEACH, HI 96706

**\*\* COPY \*\***

HASEKO DEVELOPMENT, INC  
Vendor: EWA BEACH LIONS CLUB

Check Date: December 2, 2011 549

INVOICE DATE	INVOICE CHECK NO	DESCRIPTION	AMOUNT	DISCOUNT	BALANCE
11-23-11	11/23/11	ANNUAL XMAS PARTY	300.00	.00	300.00
Check Date: 12-02-11			Check No: 549	Totals:	300.00 .00 300.00

HASEKO DEVELOPMENT, INC.  
91-1001 Kaimalie Street, Suite 205  
Ewa Beach, HI 96706

FIRST HAWAIIAN BANK  
MAIN BRANCH  
Honolulu, Hawaii 96813  
59-101/1213

549

Date: December 2, 2011  
Amount: \$300.00

PAY \*\*\*\*\*Three hundred dollars and no cents

TO THE ORDER OF  
EWA BEACH LIONS CLUB  
C/O KAREN WENKE  
91-483 PUPU STREET  
EWA BEACH, HI 96706

\*\* COPY \*\*

HASEKO DEVELOPMENT, INC.

Vendor: EWA MAKAI MIDDLE SC

OL

Check Date:

124  
May 2, 2011

INVOICE DATE	INVOICE NO.	DESCRIPTION	AMOUNT	DISCOUNT	TOTAL
5-02-11	5/02/11	UA 93-94 COND 31 #1	25000.00	.00	25000.00
Chk. Date: 5-02-11			Chk. No: 124		Totals: 25000.00

HASEKO DEVELOPMENT, INC.  
91-1001 Kaimaliie Street, Suite 205  
Ewa Beach, HI 96706

FIRST HAWAIIAN BANK  
MAIN BRANCH  
Honolulu, Hawaii 96813  
59-101/1213

124

Date:	May 2, 2011
Amount:	\$25,000.00

PAY .....Twenty-five thousand dollars and no cents

TO THE ORDER OF EWA MAKAI MIDDLE SCHOOL  
91-6291 KAPOLEI PARKWAY  
EWA BEACH, HI 96706

**\*\* COPY \*\***

HASEKO DEVELOPMENT, INC.  
 Vendor: EWA WEED & SEED

Check Date: April 1, 2011 72

INVOICE DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DISTCNT	TAXIEN	BALANCE	
4-01-11	4/01/11	ANNUAL CONTRIB	1000.00		.00	1000.00	
<b>Chk. Date</b>	4-01-11	<b>Chk. No.</b>	72	<b>TOTALS</b>	1000.00	.00	1000.00

HASEKO DEVELOPMENT, INC.  
 91-1001 Kaimalie Street, Suite 205  
 Ewa Beach, HI 96706

FIRST HAWAIIAN BANK  
 MAIN BRANCH  
 Honolulu, Hawaii 96813  
 59-101/1213

72

Date: April 1, 2011  
 Amount: \$1,000.00

PAY \*\*\*\*\*One thousand dollars and no cents

TO THE ORDER OF EWA WEED & SEED  
 91-884 FT. WEAVER ROAD, STE. A  
 EWA BEACH, HI 96706

**\*\* COPY \*\***

HASEKO DEVELOPMENT, INC.  
 Vendor: FRIENDS OF UH WEST C O'AHU

Check Date: August 26, 2011 **321**

INVOICE DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DISCOUNT TAKEN	NET AMOUNT		
8-26-11	082611	10/19/11 GLF TRMT	1200.00	.00	1200.00		
<b>Chk Date</b>	8-26-11	<b>Chk No</b>	321	<b>TOTALS</b>	1200.00	.00	1200.00

HASEKO DEVELOPMENT, INC.  
 91-1001 Kaimali Street, Suite 205  
 Ewa Beach, HI 96706

FIRST HAWAIIAN BANK  
 MAIN BRANCH  
 Honolulu, Hawaii 96813  
 59-101/1213

**321**

<b>Date</b>	August 26, 2011
<b>Amount</b>	\$1,200.00

PAY \*\*\*\*\*One thousand two hundred dollars and no cents

TO THE ORDER OF FRIENDS OF UH WEST O'AHU  
 96-129 ALA IKE STREET  
 PEARL CITY, HI 96782

**\*\* COPY \*\***



HASEKO DEVELOPMENT, INC.  
 Vendor: HAWAII COMMUNITY FOUNDATION

Check Date: December 9, 2011 551

INVOICE DATE	INVOICE NO.	DESCRIPTION	AMOUNT	TAXES	TOTAL
12-09-11	120911	2 of 2 UA 93-94 #26	25000.00	.00	25000.00
<b>Total</b>			25000.00	.00	25000.00

HASEKO DEVELOPMENT, INC.  
 91-1001 Kaimalie Street, Suite 205  
 Ewa Beach, HI 96706

FIRST HAWAIIAN BANK  
 MAIN BRANCH  
 Honolulu, Hawaii 96813  
 59-10171213

551

Date	December 9, 2011
Amount	\$25,000.00

PAY .....Twenty-five thousand dollars and no cents

TO THE ORDER OF  
 HAWAII COMMUNITY FOUNDATION  
 EWA BEACH COMMUNITY TRUST FUND  
 1164 BISHOP ST., STE 800  
 HONOLULU, HI 96813

**\*\* COPY \*\***

HASEKO DEVELOPMENT, INC.  
 Vendor: HAWAII LIONS INT'L YOUTH CAMP

Check Date: April 21, 2011

82

INVOICE DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DYS CNT TAKEN	BALANCE
4-22-11	4/22/11	In Memory of Dick B	100.00	.00	100.00
Chk. Date: 4-21-11		Chk. No: 82	Totals: 100.00	.00	100.00

HASEKO DEVELOPMENT, INC.  
 91-1001 Kaimalie Street, Suite 205  
 Ewa Beach, HI 96706

FIRST HAWAIIAN BANK  
 MAIN BRANCH  
 Honolulu, Hawaii 96813  
 59-10171213

82

Date	April 21, 2011
Amount	\$100.00

PAY ..... One hundred dollars and no cents

TO THE ORDER OF HAWAII LIONS INT'L YOUTH CAMP  
 91-1002 KUHINA STREET  
 EWA BEACH, HI 96706

**\*\* COPY \*\***

HASEKO DEVELOPMENT, INC.  
 Vendor: HEMSAA

Check Date: March 25, 2011 58

INVOICE DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DISCNT TAKEN	BALANCE
3-25-11	3/25/11	4/17 Natl Principal	45.00	.00	45.00
Chk. Date: 3-25-11		Chk. No: 58	Totals: 45.00	.00	45.00

HASEKO DEVELOPMENT, INC.  
 91-1001 Kaimalie Street, Suite 205  
 Ewa Beach, HI 96706

FIRST HAWAIIAN BANK  
 MAIN BRANCH  
 Honolulu, Hawaii 96813  
 59-101/1213

58

Date:	March 25, 2011
Amount:	\$45.00

PAY .....Forty-five dollars and no cents

TO THE ORDER OF  
 HEMSAA  
 c/o Kenneth Lee-Nimitz Elementary  
 520 Main Street  
 Honolulu, HI 96818

**\*\* COPY \*\***

HASEKO DEVELOPMENT, INC.  
 Vendor: ILIMA INTERMEDIATE S. OOL

Check Date: November 10, 2011 492

INVOICE DATE	INVOICE NO	DESCRIPTION	AMOUNT	DISCOUNT	TOTAL
11-10-11	11/10/11	UA 93-94 COND 31 FI	5000.00	.00	5000.00
11-10-11	11/10/11-1	ILIMA INTERM-IPADS	400.00	.00	400.00
Check Date: 11-10-11			Check No: 492	Totals: 5400.00	5400.00

HASEKO DEVELOPMENT, INC.  
 91-1001 Kaimalie Street, Suite 205  
 Ewa Beach, HI 96706

FIRST HAWAIIAN BANK  
 MAIN BRANCH  
 Honolulu, Hawaii 96813  
 59-101/1213

492

Date: November 10, 2011  
 Amount: \$5,400.00

PAY \*\*\*\*\*Five thousand four hundred dollars and no cents

TO THE ORDER OF ILIMA INTERMEDIATE SCHOOL  
 91-884 FT. WEAVER ROAD  
 EWA BEACH, HI 96706

\*\* COPY \*\*

HASEKO DEVELOPMENT, INC.  
 Vendor: JAMES CAMPBELL HIGH SCHOOL

Check Date: October 21, 2011 448

INVOICE DATE	INVOICE NO.	DESCRIPTION	UNITS	UNIT PRICE	TOTAL	TAXES	NET
10-21-11	10/21/11	UA 93-94 COND 31		10000.00		.00	10000.00
Check Date: 10-21-11			448	Totals: 10000.00		.00	10000.00

HASEKO DEVELOPMENT, INC.  
 91-1001 Kaimalie Street, Suite 206  
 Ewa Beach, HI 96706

FIRST HAWAIIAN BANK  
 MAIN BRANCH  
 Honolulu, Hawaii 96813  
 59-101/1213

448

Date: October 21, 2011  
 Amount: \$10,000.00

PAY \*\*\*\*\*Ten thousand dollars and no cents

TO THE ORDER OF JAMES CAMPBELL HIGH SCHOOL  
 91-980 NORTH ROAD  
 EWA BEACH, HI 96706

**\*\* COPY \*\***

HASEKO DEVELOPMENT, INC  
 Vendor: KEONEULA ELEMENTARY

SCHOOL

Check Date: July 29, 2011 279

INVOICE DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DISCOUNT TAKEN	BALANCE
7-29-11	7/29/11	UA 93-94 COND 3L #2	5000.00	.00	5000.00
Chk. Date: 7-29-11			Chk. No.: 279		Totals: 5000.00
				.00	5000.00

HASEKO DEVELOPMENT, INC.  
 91-1001 Kaimaliie Street, Suite 205  
 Ewa Beach, HI 96706

FIRST HAWAIIAN BANK  
 MAIN BRANCH  
 Honolulu, Hawaii 96813  
 59-101/1213

279

Date	July 29, 2011
Amount	\$5,000.00

PAY \*\*\*\*\*Five thousand dollars and no cents

TO THE ORDER OF KEONEULA ELEMENTARY SCHOOL  
 91-970 KAILEOLEA DRIVE  
 EWA BEACH, HI 96706

**\*\* COPY \*\***

HASEKO DEVELOPMENT, INC.  
Vendor: MADD Hawaii

Check Date: July 1, 2011

INVOICE DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DISCOUNT	BALANCE
7-01-11	7/01/11	Spnsr 7/09 5K Run/Walk	1000.00	.00	1000.00
Total:			1000.00	.00	1000.00

HASEKO DEVELOPMENT, INC.  
91-1001 Kaimalie Street, Suite 205  
Ewa Beach, HI 96706

FIRST HAWAIIAN BANK  
MAIN BRANCH  
Honolulu, Hawaii 96813  
59-101/1213

241

Date:	July 1, 2011
Amount:	\$1,000.00

PAY \*\*\*\*\*One thousand dollars and no cents

TO THE ORDER OF  
MADD Hawaii  
ATTN: JENNIFER DOTSON  
745 FORT STREET #303  
HONOLULU, HI 96813

\*\* COPY \*\*

HASEKO DEVELOPMENT, INC.  
Vendor: NAWIC

Check Date: April 29, 2011 101

INVOICE DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DISCOUNT TAKEN	BALANCE	
4-29-11	4/29/11	'2011 Playhse Build	350.00	.00	350.00	
Chk. Date: 4-29-11	Chk. No:	101	TOTALS	350.00	.00	350.00

HASEKO DEVELOPMENT, INC.  
91-1001 Kaimalie Street, Suite 205  
Ewa Beach, HI 96706

FIRST HAWAIIAN BANK  
MAIN BRANCH  
Honolulu, Hawaii 96813  
59-101/1213

101

Date: April 29, 2011  
Amount: \$350.00

PAY \*\*\*\*\*Three hundred fifty dollars and no cents

TO THE ORDER OF NAWIC  
c/o HASEKO DEV.-ATTN S. GASCON  
911001 KAIMALIE ST., STE. 205  
EWA BEACH, HI 96706

**\*\* COPY \*\***

HASEKO DEVELOPMENT, INC.  
 Vendor: U.S. VETS

Check Date: October 14, 2011 432

INVOICE DATE	INVOICE NO.	DESCRIPTION	AMOUNT	DISCOUNT	TOTAL
10-14-11	10/14/11	11/19 PATRIOT RUN	500.00	.00	500.00
Check Date: 10-14-11      Check No: 432			500.00	.00	500.00

HASEKO DEVELOPMENT, INC.  
 91-1001 Kaimalia Street, Suite 205  
 Ewa Beach, HI 96706

FIRST HAWAIIAN BANK  
 MAIN BRANCH  
 Honolulu, Hawaii 96813  
 59-101/1213

432

DATE: October 14, 2011  
 AMOUNT: \$500.00

PAY \*\*\*\*\*Five hundred dollars and no cents

TO THE ORDER OF U.S. VETS  
 P.O. BOX 75329  
 KAPOLEI, HI 96707-0329

**\*\* COPY \*\***

HASEKO DEVELOPMENT, INC.  
 Vendor: WOEDA Golf

Check Date: March 11, 2011 54

INVOICE DATE	INVOICE NO.	DESCRIPTION	INVT. AMOUNT	DISCOUNT TAKEN	BALANCE
3-11-11	3/11/11	5/27 ANNUAL GOLF TR	750.00	.00	750.00
Chk. Date: 3-11-11		Chk. No: 54	Totals: 750.00	.00	750.00

HASEKO DEVELOPMENT, INC.  
 91-1001 Kaimali Street, Suite 205  
 Ewa Beach, HI 96706

FIRST HAWAIIAN BANK  
 MAIN BRANCH  
 Honolulu, Hawaii 96813  
 59-101/1213

54

Date: March 11, 2011  
 Amount: \$750.00

PAY \*\*\*\*\*Seven hundred fifty dollars and no cents

TO THE ORDER OF  
 WOEDA Golf  
 c/o P.O. BOX 2774  
 Attn: Barbie Rosario  
 HONOLULU, HI 96803

\*\* COPY \*\*

# EXHIBIT C

Excerpt from Declaration of Covenants, Conditions, and Restrictions for Ka Makana at Hoakalei, dated November 10, 2008, recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 3805046.

EXHIBIT E

Additional Covenants Regarding Aircraft Noise and Other Disturbances

The following covenants are required by various governmental agencies as conditions to land use reclassifications or rezoning of lands within the Hoakalei Resort including but not limited to, the State of Hawaii Land Use Commission (in Docket A83-558) and, the City and County of Honolulu (Ordinance 85-44). Accordingly, each Unit owner, by accepting a conveyance of an interest in the Project, for itself, its occupants, transferees, and any other party claiming by, through, or under it, covenants, acknowledges, and agrees along with Declarant as follows:

1. The Project (or portions thereof) is located within an area of potential exposure to aircraft noise as defined in Land Use Guidance Chart I, Airport-Land Use Compatibility Planning, AC 150/5050-6, U.S. Department of Transportation, Federal Aviation Administration, December 30, 1977, and said property may, on occasion, be subject to day-night average sound levels as defined therein and other forms of disturbances.

2. Each Unit owner as aforesaid, acknowledges that its use and enjoyment of such Unit owner's Unit as well as any portion of the Project may be subject to various effects which may result from the use and operation of government airports in the vicinity of the Project such as Honolulu International Airport, Barbers Point Naval Air Station, and all other such government airports, whether existing or to be built (the "government airports"), such effects to include noise, fumes, soot, smoke, vibration, and other intrusions from aircraft using the government airports.

3. Each Unit owner as aforesaid, hereby releases and agrees that he/she shall not file any claim, action or lawsuit for any kind of relief, whether legal or equitable, against the Declarant, Master Declarant, the City and County of Honolulu, the State of Hawaii, the Federal Government, or any agency or employee thereof, or any Person using the government airports, for costs or damages resulting from noise, fumes, soot, smoke, vibration or any other form of disturbance to such Unit owner's Unit and the Project caused by the establishment or operation of the government airports, or by any aircraft, now known or hereafter used in connection with operations to, from, or at the government airports.

4. Each Unit owner as aforesaid (other than a Mortgagee of an Insured Mortgage who acquires title to any Unit through foreclosure or a deed in lieu of foreclosure), shall indemnify, forever hold harmless and defend Declarant, Master Declarant, the City and County of Honolulu, the State of Hawaii and the Federal Government and all users of the government airports, from any and all liability resulting from said noise, fumes, soot, smoke, vibration or any other form of disturbance to such Unit owner's Unit and the Project caused by the establishment or operation of the government airports, or by any aircraft, now known or hereafter used in connection with operations to, from, or at the government airports.

5. In consideration of the foregoing, Declarant hereby releases and agrees that it shall not file any claim, action or lawsuit for any kind of relief, whether legal or equitable, against the City and County of Honolulu, the State of Hawaii, the Federal Government, or any agency or employee thereof, or any Person using the government airports, for costs or damages resulting from noise, fumes, soot, smoke, vibration or any other form of disturbance to the Project (including any Unit) caused by the establishment or operation of the government airports,

or by any aircraft, now known or hereafter used in connection with operations to, from, or at the government airports.

6. In consideration of the foregoing, Declarant shall indemnify, forever hold harmless and defend the City and County of Honolulu, the State of Hawaii and the Federal Government and all users of the government airports, from any and all liability resulting from said noise, fumes, soot, smoke, vibration or any other form of disturbance to the Project (including any Unit) caused by the establishment or operation of the government airports, or by any aircraft, now known or hereafter used in connection with operations to, from, or at the government airports.

# EXHIBIT D



# EXHIBIT E



HASEKO (Ewa), Inc.

320 Milliani Street, Suite 810, Honolulu, Hawaii 96813-2938  
Phone (808) 599-1444 Fax (808) 545-3590

May 2, 1994

Mr. Thomas Arizumi, Chief  
State of Hawaii  
Department of Health  
Environmental Management Division  
919 Ala Moana Boulevard, 3rd Floor  
Honolulu, Hawaii 96814

Dear Mr. Arizumi:

Request for Confirmation of Compliance With  
Conditions Relating to Golf Course Development

This letter describes the steps that HASEKO (Ewa), Inc. has taken to comply with the Department of Health's conditions applicable to all new golf course development. We believe this information demonstrates the plans are in general conformance with the conditions and respectfully request a letter from the Department stating that the Department of Health has no objections to any agency's construction approvals of the golf course which are dependent upon our compliance with those conditions.

For each of the 12 general conditions we have indicated the basic nature of the requirement it imposes, whether or not it is relevant to the proposed Ewa Marina Golf Course, and, if it is, the specific steps that have been taken to comply with it. Please note that the requirement for compliance with these conditions stems from two sources. First, our Unilateral Agreement with the City and County of Honolulu refers to the *Twelve (12) Conditions Applicable to All New Golf Course Development (Version 4, January 1992)* as "standard conditions applicable to the issuance of golf course grading and building permits generally". Second, the Land Use Commission Decision and Order that placed the golf course site in the Urban District refers to the Department's *Eight (8) Conditions Applicable to This New Golf Course Development (Version 3, April 1990)*. Parenthetical notes indicate which of the 12 conditions were also part of the 8-Condition set.

Mr. Thomas Arizumi  
May 2, 1994  
Page 2

1. *Establish baseline nearshore and/or groundwater quality (Condition 2)*

**Nearshore Water Quality.** The Ewa Marina Golf Course is landlocked, with the shortest distance between it and the ocean being 1,500 feet. Thus, establishing nearshore water quality is not directly relevant. However, the data needed to characterize existing water quality in the ocean along the Ewa shoreline are already available from sampling that has been conducted as part of the Clean Water Act (CWA) Section 401 water quality certification for the marina.

**Groundwater Quality.** Some groundwater quality data are already available from the extensive monitoring conducted as part of the Department of the Army Permit process. We are now preparing to collect additional baseline groundwater quality data in accordance with the groundwater monitoring plan discussed below under Condition 2.

2. *Establish groundwater monitoring plan and system (Condition 1)*

We have contracted with Mr. Dan Lum, hydrologist, to assist us in the development of a groundwater monitoring plan (including establishment of baseline groundwater quality). A copy of our letter authorizing Mr. Lum to proceed is provided as Attachment 1. Attachment 2 contains the outline of the golf course groundwater monitoring plan; this plan is being developed in conjunction with the groundwater monitoring program required as a condition of the Section 404 permit for our marina.

3. *If increased levels of contaminant(s) that have the potential to threaten public health are indicated, take immediate action to stop the source of contamination and subsequently mitigate any adverse effects (Condition 3)*

Results from the routine groundwater monitoring provided for in our monitoring plan will be reviewed as soon as they are available. If contaminant levels rise above baseline levels, the potential sources of contamination will be identified. If these sources are golf course-related, appropriate actions will be taken to prevent further contamination and to mitigate contamination that has already occurred.

4. *Provide sewage disposal (Condition 4)*

The Ewa Marina Golf Course Clubhouse and other sources of sanitary wastewater will be connected to the City and County of Honolulu's sewer system. We are submitting, on an annual basis, information to the City's Department of Wastewater Management.

Mr. Thomas Arizumi  
May 2, 1994  
Page 3

5. *If wastewater treatment works with effluent reuse is planned, develop Wastewater Reuse Plan in accordance with Guidelines for the Use of Reclaimed Water (Condition 5)*

Current plans do not call for treated effluent to be used on the Ewa Marina Golf Course. Consequently, this condition is not applicable.

6. *USTs discouraged; if plan to install, comply with 40 CFR 280 and State UST rules (DOH guidelines, closure requirements, etc.) (Condition 6)*

No USTs will be installed on the Ewa Marina Golf Course.

7. *Buildings to house fertilizer and biocides (Condition 7)*

The fertilizer and biocide storage facilities will incorporate berms, waterproof floors, and other features to contain a catastrophic leak from all fluid containers.

8. *Golf course maintenance plan (based on Best Management Practices) (Condition 8)*

We have contracted with Belt Collins Hawaii and Drs. Murdoch & Green to prepare a golf course maintenance plan (GCMP) for the Ewa Marina Golf Course. The GCMP will be based on Best Management Practices and will identify viable options for soils, irrigation, fertilization, turfgrass cultivation, and pest control at the Ewa Marina Golf Course. Attachment 3 is a copy of our letter authorizing them to proceed; Attachment 4 is an outline of the GCMP.

9. *Minimize noise from golf course maintenance; conduct at times that do not disturb nearby residents*

Noise from golf course maintenance activities will be minimized. The activities will be conducted at times that do not disturb nearby residents.

10. *Solid waste management*

We will incorporate provisions for green waste composting and reuse on site in maintenance specifications. We will also include in the Ewa Marina Golf Course maintenance plan a provision to utilize locally-produced compost and soil amendments whenever economically available. We are developing waste reduction and recycling strategies for incorporation within the entire Ewa Marina development pursuant to other permit conditions.

Mr. Thomas Arizumi  
May 2, 1994  
Page 4

11. *Control fugitive dust, preclude offsite drift of spray material; State Department of Agriculture should be consulted*

Dust control measures will be included in the construction plans and specifications for the Ewa Marina Golf Course. Appropriate measures will be implemented to control the offsite drift of spray material in accordance with State Department of Agriculture requirements.

12. *Should consult with the Soil Conservation Service to assure BMPs utilized; submit NPDES storm water permit, if applicable*

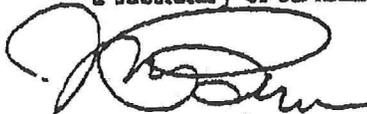
Our erosion control plan will incorporate construction BMPs. Measures will be included in the grading plan to contain all storm water runoff on our property during construction of the Ewa Marina Golf Course. If a NPDES storm water permit is determined necessary, we will submit an application to the Clean Water Branch in a timely fashion.

We would be glad to meet with you or your staff if you have any questions or comments regarding compliance with any of the 12 Conditions or other matters relating to the Ewa Marina Golf Course. If all is in order, would you provide us a letter acknowledging general our general compliance with the 12 Conditions as indicated in the first paragraph of this letter?. Please forward it to HASEKO (Ewa), Inc., 820 Mililani Street, 8th Floor, Honolulu, Hawaii 96813.

Thank you in advance for your consideration and timely attention to this matter.

Sincerely,

HASEKO (Ewa), Inc.  
a subsidiary of HASEKO (Hawaii), Inc.

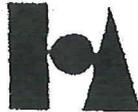


Nelson W.G. Lee  
Executive Vice President

NWGL:RX/dsl

Attachments:

1. Copy of letter giving authorization to proceed on groundwater monitoring plan
2. Ewa Marina Golf Course groundwater monitoring plan outline
3. Copy of letter giving authorization to proceed on golf course maintenance plan
4. Ewa Marina Golf Course maintenance plan outline



HASEKO

HASEKO (Ewa), Inc.

320 Wiliani Street, Suite 310, Honolulu, Hawaii 96813-2938  
Phone: 808 599-1444 Fax: 808 545-5390

May 2, 1994

Mr. Dan Lum  
Water Resource Associates  
Century Square  
1188 Bishop Street, Suite 607  
Honolulu, Hawaii 96813

Re: Ewa Marina Golf Course Development

Dear Mr. Lum:

This letter serves as authorization for Belt Collins Hawaii, Ltd. to proceed on the groundwater monitoring plan for Haseko (Ewa), Inc.

HASEKO (Ewa), Inc.  
a subsidiary of HASEKO (Hawaii), Inc.

A handwritten signature in black ink, appearing to be 'RK' with a large loop at the end.

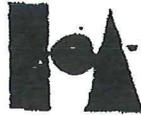
Raymond Kanna

RK:dsl

## ATTACHMENT 2

EWA MARINA GOLF COURSE  
GROUNDWATER MONITORING PLAN OUTLINE

- I. Introduction
  - A. Purpose of GMP - Satisfy conditions 1, 2, and 3 of DOH's *Twelve (12) Conditions Applicable to All New Golf Course Development* and *Eight (8) Conditions Applicable to This New Golf Course Development*
  - B. Site location, size
  - C. Relationship to 404 Permit groundwater monitoring program
- II. Site Description
  - A. Geology and soils
  - B. Topography
  - C. Hydrology
  - D. Previous land uses
- III. 404 Permit Groundwater Monitoring Program
- IV. Analytical Parameters
  - A. Baseline
    1. Basic parameters
    2. Ancillary parameters (if applicable)
    3. Additional parameters (if applicable)
  - B. Routine
    1. Basic parameters
    2. Selected additional ("indicator") parameters
- V. Sampling and Analysis
  - A. Equipment - monitoring wells
    1. Location
    2. Materials
    3. Construction
  - B. Sample collection frequency
  - C. Sampling procedures
    1. Pre-sampling activities
    2. Sample collection
    3. Equipment decontamination
    4. Sample handling and transport
    5. Documentation
  - D. Analytical Laboratory
- VI. Quality Assurance/Quality Control
  - A. Field QA/QC samples
  - B. Laboratory QA/QC
- VII. Reporting
  - A. Frequency of submittals to DOH
  - B. Identification of mitigative measures, if necessary
- VIII. References



HASEKO

HASEKO (Ewa), Inc.

320 Niihahi Street, Suite 810, Honolulu, Hawaii 96813-2938  
Phone: (808) 599-1444 Fax: (808) 545-5390

May 2, 1994

Mr. Perry J. White, Sr. Environmental Planner  
Belt Collins Hawaii, Ltd.  
680 Ala Moana Blvd., Suite 200  
Honolulu, Hawaii 96813

Re: Ewa Marina Golf Course Development

Dear Perry:

This letter serves as authorization for Belt Collins Hawaii, Ltd. to proceed on the golf course maintenance plan for Haseko (Ewa), Inc.

HASEKO (Ewa), Inc.  
a subsidiary of HASEKO (Hawaii), Inc.

A handwritten signature in black ink, appearing to read 'RK'.

Raymond Kanna

RK:dsl

ATTACHMENT 4

EWA MARINA GOLF COURSE  
MAINTENANCE PLAN OUTLINE

- I. Scope
- II. Summary of Physiographic and Climatic Setting
- III. Viable Elements
  - A. Soils (including shallow soil over coral outcroppings)
  - B. Grasses for different areas of the golf course
  - C. Irrigation
    - 1. Considerations for utilization of brackish groundwater and sewage effluent for irrigation
    - 2. Irrigation scheduling and amounts of water to apply
    - 3. Relation of irrigation to potential leaching of nitrate and pesticides
  - D. Fertilization sources and rates
  - E. Turfgrass cultivation
    - 1. Aerification
    - 2. Topdressing
    - 3. Thatch removal
  - F. Pest control
    - 1. Weeds
    - 2. Insects
    - 3. Diseases

# EXHIBIT F

